



# HARROGATE DISTRICT SITES & POLICIES DPD

## Infrastructure Provision in Urban Areas


**October 2011**

**PLANNING DIVISION**

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE.  
[www.harrogate.gov.uk/planning](http://www.harrogate.gov.uk/planning)



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## **1.0 INTRODUCTION**

- 1.1 In preparing its Local Development Framework (LDF), the Council is required to ensure that the necessary infrastructure will be provided to support the delivery of sustainable communities. The Sites and Policies DPD will be subject to an independent public examination by a Government appointed Inspector who will need to be satisfied that growth proposals are consistent with existing, and where necessary, increased infrastructure and service provision.
- 1.2 Government Guidance<sup>1</sup> requires that local planning authorities prepare an 'Infrastructure Delivery Plan' as part of the evidence base to support the preparation, adoption and implementation of the LDF, and their proposals for growth. This document needs to identify the infrastructure and service requirements for the District over the plan period, who is responsible for undertaking any required works, that funding is available and that they are capable of delivery in a timely manner.
- 1.3 This report forms part of the Council's infrastructure planning process for the planned level of growth across the District and will ultimately inform the production of an Infrastructure Delivery Plan as part of the evidence base for the Sites & Policies Development Plan Document (DPD). The report summarises information gathered to date about the infrastructure and service requirements of Harrogate, Knaresborough and Ripon and to support development of the current preferred site options in these settlements. A similar report was prepared on the infrastructure requirements of rural settlements and sites for the Rural Areas Consultation that took place during October/November 2010.<sup>2</sup>

## **2.0 POLICY CONTEXT**

- 2.1 National planning policy seeks to enhance the integration of development and infrastructure planning. Government guidance contained in Planning Policy Statement 1: Delivering Sustainable Development (PPS1) states that in order to promote sustainable development, planning authorities should ensure that infrastructure and services are provided to support new and existing economic development and housing.
- 2.2 Planning Policy Statement 12: Local Spatial Planning (PPS12) provides that core strategies should be supported by evidence of what physical, social and green infrastructure is needed to enable the amount of development proposed for the area, taking account of its type and distribution. This evidence should cover who will provide the infrastructure and when it will be provided. Evidence on the infrastructure requirements of housing growth planned for the towns of Harrogate and Knaresborough was presented at the Core Strategy Examination during 2008.<sup>3</sup> The Core Strategy Inspector recommended that future work on sites and development control policies be supported by a detailed assessment of the environmental and infrastructure capacity of

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<sup>1</sup> Paragraph 4.9 – 4.12 of Planning Policy Statement 12: Local Spatial Planning:  
[www.communities.gov.uk/publications/planningandbuilding/pps12lsp](http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp)

<sup>2</sup> The report on infrastructure requirements in rural areas can be found on the Council's website at:  
[www.harrogate.gov.uk/Pages/harrogate-6695.aspx](http://www.harrogate.gov.uk/Pages/harrogate-6695.aspx)

<sup>3</sup> The Harrogate & Knaresborough Urban Extension Study – Volume 2 is available on the Council's website at: [www.harrogate.gov.uk/Documents/DS-P-LDF\\_HKUES2\\_MainReportWEB.pdf](http://www.harrogate.gov.uk/Documents/DS-P-LDF_HKUES2_MainReportWEB.pdf)

individual settlements and the constraints and opportunities for development.<sup>4</sup> PPS12 emphasises the importance of integrating the timely delivery of infrastructure into the development plan process.

2.3 Circular 05/2005: Planning Obligations provides guidance to local authorities relating to the use of planning obligations. Planning obligations (S106 Agreements) can be required by a local planning authority in order to make an otherwise unacceptable development proposal acceptable in planning terms, where the use of planning conditions would not suffice. Planning obligations are private agreements negotiated with the developer or landowner, or can also be secured through a unilateral undertaking. Obligations are required to offset the direct physical, social or environmental impacts of development and/or to ensure that the essential needs of new residents/workers resulting from development are catered for. As such, planning obligations must be:

- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development; and
- fairly and reasonably related in scale and kind to the proposed development.

These tests were brought into law by the introduction of the Community Infrastructure Levy Regulations 2010 and are a material consideration in granting planning permission.

2.4 The Council's Core Strategy Policy C1: Inclusive Communities reflects the provisions of Circular 05/2005 by stating that the Borough Council will expect developers to provide for and/or contribute towards the provision of community and other infrastructure needs generated directly by their development where this is necessary to make a scheme acceptable in planning terms. The Council has adopted two Supplementary Planning Documents (SPD) on the provision of open space and village halls as part of new housing development. The Council has also produced developer guidelines on the Council's approach to securing affordable housing provision and contributions towards education facilities.<sup>5</sup> As part of the Urban Areas Consultation the Council is consulting on a draft Affordable Housing Supplementary Planning Document.<sup>3</sup>

2.5 The Government is currently consulting on a Draft National Planning Policy Framework (NPPF). The draft NPPF provides that Local Plans should plan positively for the development and infrastructure required in the area. Local planning authorities are required to work with other authorities and providers to assess the quality and capacity of infrastructure in their area and its ability to meet forecast demands. Local planning authorities must also take account of the need for nationally significant infrastructure within their areas. Finally the NPPF provides that local planning authorities should ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion.

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<sup>4</sup> The Core Strategy and Inspector's Report is available on the Council's website at the following address: [www.harrogate.gov.uk/Pages/harrogate-3161.aspx](http://www.harrogate.gov.uk/Pages/harrogate-3161.aspx) (see in particular paragraphs 3.55 and 3.100 –3.104)

<sup>5</sup> These documents are available on the Council's website at: [www.harrogate.gov.uk/Pages/harrogate-6419.aspx](http://www.harrogate.gov.uk/Pages/harrogate-6419.aspx)

<sup>3</sup> The Draft Affordable Housing SPD is available on the Council's website at: [www.harrogate.gov.uk/ldfconsult](http://www.harrogate.gov.uk/ldfconsult)

- 2.6 The Planning Act 2008 contains powers enabling, but not requiring, local authorities to introduce a Community Infrastructure Levy (CIL). The CIL allows local authorities to develop a schedule of charges, derived from a standardised formula for each type of infrastructure. Charges will be applicable to most forms of development, not just housing, with the level of the charge dependent on the scale and type of development. The CIL differs from planning obligations in that it widens the net for attracting contributions towards infrastructure provision and breaks the direct link between obligation and development. This allows authorities to pool funds and manage their spend strategically, funding a wide range of local and sub-regional infrastructure priorities identified through the infrastructure planning process. The CIL is not intended to replace mainstream funding programmes for infrastructure but simply to augment available funds to ensure the timely delivery of necessary works. It is intended that CIL will provide more certainty to developers, allowing them to calculate the likely charge early in the development process.
- 2.7 The Community Infrastructure Levy Regulations 2010, enabling local planning authorities to prepare and implement CIL, came into force on 6 April. Should the Council decide to prepare a CIL in the near future, the information gathered on the infrastructure and service requirements of the District during the preparation of the Sites & Policies DPD will assist in its preparation.

### **3.0 CONSULTATION WITH INFRASTRUCTURE PROVIDERS**

- 3.1 This report builds on the information already gathered in preparation of the Core Strategy and during work to date on the search for potential development sites across the District. Through this work, contacts with a range of infrastructure and service providers have been established in order to determine the needs of settlements and sites. During the preparation of this report the Council has been in contact with those organisations with responsibility for the following infrastructure and services:

- Gas
- Electricity
- Water supply
- Sewerage
- Waste Water Treatment
- Health
- Education (primary and secondary schools)
- Access and highways
- Public transport
- Strategic Highway Network
- Flood protection
- Telecommunications
- Emergency services
- Waste disposal

- 3.2 This report focuses on the information gathered to date with regards to the settlements of Harrogate, Knaresborough and Ripon and highlights where further work is required to develop a robust evidence base. The most recent consultation exercise with infrastructure and service providers took place during July/August 2011. Stakeholders were provided with information on the Council's emerging preferred site options in the urban areas and asked to respond to the following questions:

**Question 1:** Can this site be fully developed (all dwellings built and occupied) without the need for any improvements to existing infrastructure and/or community facilities within your operational responsibilities? *If the answer was no respondents were asked to answer question 2.*

**Question 2:** What improvements to existing infrastructure and/or community facilities do you consider need to be provided in relation to this site? For each required improvement infrastructure providers were asked to provide as much information as possible under the following headings:

- Description of improvement;
- Location of improvement;
- Reasons why improvement is necessary;
- Is the improvement required before construction starts on the site or before the site is completed and occupied;
- Number of dwellings/area of employment land that could be built and occupied before improvement is required;
- Estimated cost of improvement;
- Responsible organisation(s) for delivering improvement;
- Procedure currently required for approval of funding of improvement (including broad timescales);
- Likely lead in time before work on improvement can commence;
- Earliest possible completion date of improvement; and
- Any other comments (including whether the development of other sites in this package of sites has a cumulative impact on required improvements).

#### **4.0 OUTCOME**

- 4.1 **Appendix 1** of this report provides a summary of the response the Council has received to date from infrastructure and service providers in relation to preferred site options in Harrogate, Knaresborough and Ripon.

#### **5.0 NEXT STEPS**

- 5.1 Providing reliable information on the broad costs involved in delivering essential infrastructure for the Council's preferred site options will be a key factor in demonstrating the economic viability and thereby deliverability of those sites during the examination in public of the Sites & Policies DPD. Reliable information on infrastructure requirements and costs will also be essential as the basis to developing a CIL charging schedule in the future, should the Council decide this is appropriate for the District.
- 5.2 The Council recognises that there are a number of areas where the information provided to date is currently insufficient or needs further clarification. The Council will seek to work closely with infrastructure and service providers to develop a more comprehensive picture of the infrastructure and service requirements of the District as the Sites & Policies DPD progresses towards submission in August 2012.
- 5.3 If you have any comments or enquiries related to this the information contained in this report please contact James Langler on (01423) 556642, or by e-mail: [james.langler@harrogate.gov.uk](mailto:james.langler@harrogate.gov.uk)

**APPENDIX 1: SUMMARY OF COMMENTS FROM  
INFRASTRUCTURE AND SERVICE PROVIDERS**

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## Infrastructure Consultees Letter (Group A) (6 July 2011) Responses

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Topic / Issue	Reference	Name	Comment
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### NON SITE SPECIFIC COMMENTS

#### Gas

##### INF5 - General Comments

1487_5109 / 37722	AMEC E&I UK - National Grid	Specific development proposals within the Harrogate Borough Council area are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing networks should be able to cope with additional demands.
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#### Electricity

##### INF5 - General Comments

1487_5109 / 37721	AMEC E&I UK - National Grid	Specific development proposals within the Harrogate Borough Council area are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing networks should be able to cope with additional demands.
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#### Primary Care

##### INF5 - General Comments

1704_4798 / 37732	Harrogate and District NHS Foundation Trust	Developments of this nature will have an impact on healthcare provision requirements. The Trust will take note of the developments and as part of developing business plans in the future, will need to take account for demographic growth and plan services accordingly.
2257_4928 / 37733	North Yorkshire and York PCT	With the information provided at present, the Trust is unlikely to commission additional health care facilities.

#### Drainage / Flood Prevention

##### INF5 - General Comments

2763_4816 / 37734	Environment Agency	The EA recommends that you refer to your SFRA to identify sites that maybe in flood zone 3b. There would an objection in principle to any allocations in zone 3b.
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Topic / Issue	Reference	Name	Comment
<b>Harrogate</b>			
<b>Growth Option 1</b>			
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37712	NYCC Children & Young People's Services	3 additional classrooms at Harrogate secondary schools will be required - cost c£720,000. Around 2,000 dwellings could be completed / occupied before the improvement in required.
<b>Growth Option 2</b>			
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37714	NYCC Children & Young People's Services	330 primary school places required if sites H3(1) and H32(2) are developed (390 places required if sites H104, H105(1) and H25 also developed). Design and build costs for new school c£6million. Around 40-50 dwellings could be completed / occupied before development is needed.
	2245_5441 / 37715	NYCC Children & Young People's Services	Three additional classrooms at Harrogate secondary schools would be required - cost c£720,000. Around 2,000 dwellings could be completed / occupied before improvements are required.

Topic / Issue	Reference	Name	Comment
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## Harrogate North East

### H4a(1) Bilton Triangle, N of Granby Farm

#### Gas

##### INF1 - Site requirements

2258\_4797 / 37679 United Utilities Plc

Gas in area - no reinforcement required.

#### Strategic Highway

##### INF5 - General Comments

0324\_5510 / 37725 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

#### Drainage / Flood Prevention

##### INF5 - General Comments

2759\_5845 / 37771 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site stoage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

### H29(1) Land at Kingsley Road

#### Gas

##### INF1 - Site requirements

2258\_4797 / 37680 United Utilities Plc

Gas in area - no reinforcement required.

#### Strategic Highway

##### INF5 - General Comments

0324\_5510 / 37726 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

#### Education

##### INF1 - Site requirements

2245\_5441 / 37675 NYCC Children & Young People's Services

Additional classroom at Grove Road CP required , cost c£240,000. 40-50 dwellings could be completed before additional classroom is required.

#### Drainage / Flood Prevention

##### INF5 - General Comments

Topic / Issue	Reference	Name	Comment
	2759_5845 / 37772	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

## H102(1) Kingsley Farm, Bilton Triangle

### Gas

#### INF1 - Site requirements

2258\_4797 / 37681 United Utilities Plc

Gas in area - no reinforcement required.

### Strategic Highway

#### INF5 - General Comments

0324\_5510 / 37727 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

### Drainage / Flood Prevention

#### INF5 - General Comments

2759\_5845 / 37773 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

## H107a Station Parade & Cophall Bridge House, Harrogate

### Gas

#### INF1 - Site requirements

2258\_4797 / 37682 United Utilities Plc

Gas in area - no reinforcement required.

### Strategic Highway

#### INF5 - General Comments

0324\_5510 / 37736 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

Topic / Issue	Reference	Name	Comment
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## Drainage / Flood Prevention

### INF5 - General Comments

2759\_5845 / 37783 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.

The developers would be expected to demonstrate a reduction in peak surface water flows discharging from the site.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

## H400 Land S of Bogs Lane

### Gas

#### INF1 - Site requirements

2258\_4797 / 37683 United Utilities Plc

Gas in area - no reinforcement required.

### Strategic Highway

#### INF5 - General Comments

0324\_5510 / 37728 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

## Drainage / Flood Prevention

### INF5 - General Comments

2759\_5845 / 37791 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

## H1012a Knapping Mount, Harrogate

### Gas

#### INF1 - Site requirements

2258\_4797 / 37684 United Utilities Plc

Gas in area - no reinforcement required.

### Strategic Highway

#### INF5 - General Comments

0324\_5510 / 37737 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

## Drainage / Flood Prevention

### INF5 - General Comments

<b>Topic / Issue</b>	<b>Reference</b>	<b>Name</b>	<b>Comment</b>
	2759_5845 / 37782	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>The developers would be expected to demonstrate a reduction in peak surface water flows discharging from the site.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

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## **H2002 Harrogate Police Station, Harrogate**

### **Gas**

#### **INF1 - Site requirements**

2258_4797 / 37685	United Utilities Plc	Gas in area - no reinforcement required.
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### **Strategic Highway**

#### **INF5 - General Comments**

0324_5510 / 37738	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.
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### **Drainage / Flood Prevention**

#### **INF5 - General Comments**

2759_5845 / 37780	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>The developers would be expected to demonstrate a reduction in peak surface water flows discharging from the site. The LPA should seek the maximum possible reduction.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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Topic / Issue	Reference	Name	Comment
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## Harrogate North West

### H3(1) Land North of Penny Pot Lane

#### Gas

##### INF1 - Site requirements

2258\_4797 / 37687 United Utilities Plc

Gas in area - reinforcement required to supply this site.

#### Strategic Highway

##### INF5 - General Comments

0324\_5510 / 37751 Highways Agency

Given the sites location to the west of Harrogate and where residents might work it is unlikely to have a material impact on the strategic road network.

#### Drainage / Flood Prevention

##### INF5 - General Comments

2759\_5845 / 37789 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site stoage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

### H105(1) Land West of Harlow Moor Road

#### Gas

##### INF1 - Site requirements

2258\_4797 / 37690 United Utilities Plc

Gas in area - no reinforcement.

#### Strategic Highway

##### INF5 - General Comments

0324\_5510 / 37742 Highways Agency

The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

#### Drainage / Flood Prevention

##### INF5 - General Comments

2759\_5845 / 37802 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.

On previous planning applications Yorkshire Water have commented that the following surface water drainage details are acceptable:

Discharge to the 450mm diameter public sewer in Harlow Moor Road at a rate not greater than 8l/sec.

The above information should be confirmed with Yorkshire Water.

### H18 Land N of Eastville Cottage, Ripon Road

Topic / Issue	Reference	Name	Comment
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## Gas

### INF1 - Site requirements

2258\_4797 / 37688 United Utilities Plc Gas in area - no reinforcement.

## Strategic Highway

### INF5 - General Comments

0324\_5510 / 37740 Highways Agency The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

## Drainage / Flood Prevention

### INF5 - General Comments

2759\_5845 / 37790 HBC - Land Drainage We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

## Minerals

### INF5 - General Comments

4380\_5111 / 37764 NYCC Planning Services The site overlays part of Grange Quarry, which has been used as a tip.

## H25 Land at Harlow Hill, E of Crag Lane

## Gas

### INF1 - Site requirements

2258\_4797 / 37693 United Utilities Plc Gas in area - no reinforcement.

## Strategic Highway

### INF5 - General Comments

0324\_5510 / 37744 Highways Agency The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

## Drainage / Flood Prevention

### INF5 - General Comments

Topic / Issue	Reference	Name	Comment
	2759_5845 / 37803	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

## H104 Land at Cornwall Road

### Gas

#### INF1 - Site requirements

2258_4797 / 37689	United Utilities Plc	Gas in area - no reinforcement.
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### Strategic Highway

#### INF5 - General Comments

0324_5510 / 37741	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.
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### Education

#### INF1 - Site requirements

2245_5441 / 37676	NYCC Children & Young People's Services	Development of site along with H105(1) and H25 will require 2 additional classrooms at a cost of c£480,000. 40-50 dwellings could be completed before additional classrooms are required. If only H104 and H105(1) are development, there would only be need for one classroom.
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If sites H3(1) and H32(2) are also developed, the need could be accommodated in a new primary school.

### Drainage / Flood Prevention

#### INF5 - General Comments

2759_5845 / 37801	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>On previous planning applications for this site, Yorkshire Water have commented that the following surface water drainage details are acceptable:</p> <p>Discharge to the 450mm diameter public sewer in Harlow Moor Road at a rate not greater than 8l/sec, and to the 225/300mm public sewer in Cornwall Road at a rate not greater than 5l/sec.</p> <p>Open and culverted watercourses exist within the eastern and southern boundary, which may overflow in times of heavy rain. Details of how these are to be included and maintained must be provided and agreed.</p> <p>The above information should be confirmed with Yorkshire Water.</p>
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### Minerals

#### INF5 - General Comments

4380_5111 / 37765	NYCC Planning Services	The site contains reservoirs. Are they to be filled in?
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## H1023 Spa Tennis Club, Kent Drive, Harrogate

Topic / Issue	Reference	Name	Comment
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37691	United Utilities Plc	Gas in area - no reinforcement.
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			
	0324_5510 / 37743	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37781	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>The developers would be expected to demonstrate a reduction in peak surface water flows discharging from the site.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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<b>H3021 Land North of Skipton Road, Harrogate</b>			
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37692	United Utilities Plc	Gas in area - reinforcement required to supply this site.
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			
	0324_5510 / 37752	Highways Agency	Given the sites location to the north west of Harrogate and where residents might work it is unlikely to have a material impact on the strategic road network.
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37713	NYCC Children & Young People's Services	An additional 2 classrooms would be required at Killinghall CE School - cost c£480,000. Around 40-50 dwellings could be completed / occupied before the improvements are required.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37788	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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Topic / Issue	Reference	Name	Comment
<b>Harrogate South East</b>			
<b>H1004 Harrogate College, Hornbeam Park</b>			
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37686	United Utilities Plc	Gas in area - no reinforcement required.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37779	HBC - Land Drainage	We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.
			The developers would be expected to demonstrate a reduction in peak surface water flows discharging from the site.
			All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.
<b>H1022 Harrogate Racquets Club, Firs Rd</b>			
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			
	0324_5510 / 37739	Highways Agency	The site has good access to public transport with a railway station within easy walking distance. It will not materially impact on the strategic road network.

Topic / Issue	Reference	Name	Comment
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## Harrogate South West

### H32(2) Land at Cardale Park West

#### Gas

##### INF1 - Site requirements

2258\_4797 / 37695 United Utilities Plc

Gas in area - reinforcement required to supply this site.

#### Drainage / Flood Prevention

##### INF5 - General Comments

2759\_5845 / 37787 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

### H27a Land to South of Cardale Park

#### Gas

##### INF1 - Site requirements

2258\_4797 / 37694 United Utilities Plc

Gas in area - reinforcement required to supply this site.

#### Strategic Highway

##### INF5 - General Comments

0324\_5510 / 37745 Highways Agency

Given the location to the west of Harrogate and the possible location of employees, it will not materially impact on the strategic road network.

#### Drainage / Flood Prevention

##### INF5 - General Comments

2759\_5845 / 37778 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).

1. Watercourse
2. Surface Water Sewer
3. Combined Sewer

Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

Topic / Issue	Reference	Name	Comment
<b>H39 B.T. Training Centre St. George's Walk</b>			
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37696	United Utilities Plc	Gas in area - no reinforcement.
<b>INF5 - General Comments</b>			
	0324_5510 / 37746	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37677	NYCC Children & Young People's Services	One additional classroom at Rossett Acre CP School would be required at a cost of c£240,000. 40-50 houses could be occupied before additional classroom is required.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37799	HBC - Land Drainage	We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. The developer would be expected to demonstrate a reduction on peak surface water flows discharging from the site.  All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.
<b>H1022 Harrogate Racquets Club, Firs Rd</b>			
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37697	United Utilities Plc	Gas in area - no reinforcement.
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			
	0324_5510 / 37747	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37800	HBC - Land Drainage	We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream due to capacity problems in Clarke Beck and the River Crimple. The developer would be expected to demonstrate a reduction on peak surface water flows discharging from the site.  All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.
<b>H3003 Land at Firs Grove, Harrogate</b>			
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37698	United Utilities Plc	Gas in area - no reinforcement.
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			

Topic / Issue	Reference	Name	Comment
	0324_5510 / 37749	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.

## Drainage / Flood Prevention

### INF5 - General Comments

2759_5845 / 37777	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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## H3005 Land at Castlehill Farm, Harrogate

### Gas

#### INF1 - Site requirements

2258_4797 / 37699	United Utilities Plc	Gas in area - no reinforcement.
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## Strategic Highway

### INF5 - General Comments

0324_5510 / 37748	Highways Agency	The size of the development will not generate significant volumes of traffic. It will not materially impact on the strategic road network.
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## Drainage / Flood Prevention

### INF5 - General Comments

2759_5845 / 37774	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. A reduction in peak surface water flows from the site would be expected. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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## H3008 Extension at Cardale Park

### Gas

#### INF1 - Site requirements

2258_4797 / 37700	United Utilities Plc	Gas in area - no reinforcement.
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Topic / Issue	Reference	Name	Comment
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			
	0324_5510 / 37750	Highways Agency	Even given the site's location to the west of Harrogate and where residents might work, the site may have a material impact on the strategic road network.
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37678	NYCC Children & Young People's Services	The development would require a new primary school of 450 places. Design and build costs for a new primary school are approximately £6million.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37776	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

Topic / Issue	Reference	Name	Comment
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## Knaresborough

### K2b(2) Manse Farm

#### Gas

##### INF1 - Site requirements

2258_4797 / 37702	United Utilities Plc	Gas in area - reinforcement required to supply this site.
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##### INF5 - General Comments

1487_5109 / 37723	AMEC E&I UK - National Grid	<p>Preferred Options site K2b is crossed by National Grid's PHG high voltage overhead electricity transmission line. National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments. National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court.</p>
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#### Electricity

##### INF5 - General Comments

Topic / Issue	Reference	Name	Comment
1487_5109 / 37724	AMEC E&I UK - National Grid	<p>Preferred Options site K2b is crossed by National Grid's PHG high voltage overhead electricity transmission line. National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments. National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court.</p>	
1487_5109 / 37769	AMEC E&I UK - National Grid	<p>referred Options site K2b(2) is crossed by National Grid's PHG high voltage overhead electricity transmission line. National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments. National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court.</p>	

Topic / Issue	Reference	Name	Comment
<b>INF5 - General Comments</b>			
	0324_5510 / 37757	Highways Agency	Given the sites location to east of Knaresborough and therefore easy access to the A59 and A1(M), and the scale of the development, it is likely that the site will materially impact on the strategic road network. The Highways Agency would expect to be involved in the planning process.
<b>Rail</b>			
<b>INF1 - Site requirements</b>			
	2772_5442 / 37730	Network Rail - Senior Town Planner LNE	Need to consider the effect on the private level crossing on Green Lane (GR 436863, 457459). The preference is to eliminate this crossing. The development of the site would significantly increase risk at this level crossing. Crossing should be removed prior to occupation of housing. A new bridge would cost c£5million, a diverted road and closure of crossing would cost c£200,000, and an upgraded crossing c£1million.
	2772_5442 / 37731	Network Rail - Senior Town Planner LNE	A new rail halt is not considered necessary to facilitate the development from the Network Rail perspective. Cost of new rail halt c£1million. Any new halt would need full third party funding, NR approval and a separate planning consent, DFT approval and regulatory approval.
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37718	NYCC Children & Young People's Services	A new primary school of 240 places would be required - cost c£6million. 4 additional classrooms at King James' secondary school would also be required - cost c£960,000. 40-50 dwellings could be completed / occupied before the improvements are required.
<b>Drainage / Flood Prevention</b>			
<b>INF1 - Site requirements</b>			
	2557_5064 / 37720	Claro Internal Drainage Board	<p>Frogmire Dike (ref: 12) runs along the western boundary of the site, and the Drainage Board would require the length of this watercourse where it is co-extensive with the development to be piped in by the developer as a condition of planning permission.</p> <p>The Rampart (ref: 17) runs through the southern part of the site, and the Drainage Board would require this to be piped in by the developer as a condition of planning permission.</p>
<b>INF5 - General Comments</b>			
	2759_5845 / 37785	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

## K9(1) S of Bar Lane & N of Hazelheads Lane

### Gas

#### INF1 - Site requirements

2258_4797 / 37703	United Utilities Plc	Gas in area - no reinforcement.
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### Strategic Highway

Topic / Issue	Reference	Name	Comment
<b>INF5 - General Comments</b>			
	0324_5510 / 37753	Highways Agency	Given the size of the site, it will not materially impact on the strategic road network.
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
	2759_5845 / 37784	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
<b>K2b Manse Farm</b>			
<b>Gas</b>			
<b>INF1 - Site requirements</b>			
	2258_4797 / 37701	United Utilities Plc	Gas in area - reinforcement required to supply this site.
<b>Strategic Highway</b>			
<b>INF5 - General Comments</b>			
	0324_5510 / 37756	Highways Agency	Given the sites location to east of Knaresborough and therefore easy access to the A59 and A1(M), and the scale of the development, it is likely that the site will materially impact on the strategic road network. The Highways Agency would expect to be involved in the planning process.
<b>Rail</b>			
<b>INF1 - Site requirements</b>			
	2772_5442 / 37729	Network Rail - Senior Town Planner LNE	Need to consider the effect on the private level crossing on Green Lane (GR 436863, 457459). The preference is to eliminate this crossing. The development of the site would significantly increase risk at this level crossing. Crossing should be removed prior to occupation of housing. A new bridge would cost c£5million, a diverted road and closure of crossing would cost c£200,000, and an upgraded crossing c£1million.
<b>Education</b>			
<b>INF1 - Site requirements</b>			
	2245_5441 / 37717	NYCC Children & Young People's Services	A new primary school of 210 places would be required - cost c£6million. 3 additional classrooms at King James' secondary school would also be required - cost c£720,000. 40-50 dwellings could be completed / occupied before the improvements are required.
<b>Drainage / Flood Prevention</b>			
<b>INF1 - Site requirements</b>			
	2557_5064 / 37719	Claro Internal Drainage Board	Frogmire Dike (ref: 12) runs along the western boundary of the site, and the Drainage Board would require the length of this watercourse where it is co-extensive with the development to be piped in by the developer as a condition of planning permission.
<b>INF5 - General Comments</b>			

Topic / Issue	Reference	Name	Comment
	2759_5845 / 37786	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

## K16 Former Cattle Market, Stockwell Road

### Gas

#### INF1 - Site requirements

2258\_4797 / 37704 United Utilities Plc Gas in area - no reinforcement.

### Strategic Highway

#### INF5 - General Comments

0324\_5510 / 37754 Highways Agency Given the size of the site, it will not materially impact on the strategic road network.

## K18 Former Timber Yard, Hambleton Road

### Gas

#### INF1 - Site requirements

2258\_4797 / 37705 United Utilities Plc Gas in area - no reinforcement.

### Strategic Highway

#### INF5 - General Comments

0324\_5510 / 37755 Highways Agency Given the size of the site, it will not materially impact on the strategic road network.

## Drainage / Flood Prevention

#### INF5 - General Comments

2759\_5845 / 37796 HBC - Land Drainage

We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. The developer would be expected to demonstrate a reduction on peak surface water flows discharging from the site.

Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.

All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.

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Topic / Issue	Reference	Name	Comment
2759_5845 / 37797	HBC - Land Drainage		<p data-bbox="777 215 1501 338">We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. The developer would be expected to demonstrate a reduction on peak surface water flows discharging from the site.</p> <p data-bbox="777 365 1501 510">Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p data-bbox="777 537 1501 584">All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

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Topic / Issue	Reference	Name	Comment
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## Ripon

### NON SITE SPECIFIC COMMENTS

#### Drainage / Flood Prevention

##### INF5 - General Comments

2763_4816 / 37735	Environment Agency	A Flood Alleviation Scheme has recently been completed in Ripon.
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#### R7 Springfield Close Farm

#### Gas

##### INF1 - Site requirements

2258_4797 / 37706	United Utilities Plc	Gas in area - no reinforcement.
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#### Strategic Highway

##### INF5 - General Comments

0324_5510 / 37758	Highways Agency	Given the size of the site, it will not materially impact on the strategic road network.
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#### Drainage / Flood Prevention

##### INF5 - General Comments

2759_5845 / 37775	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are records of flooding in the immediate area on Redhills Road and Springfield Close. An assessment of the feasibility of discharging surface water via infiltration systems, preferably soakaways is required from the developer. If infiltration systems are not suitable due to ground conditions the following methods would be required (in order of preference).</p> <ol style="list-style-type: none"> <li>1. Watercourse</li> <li>2. Surface Water Sewer</li> <li>3. Combined Sewer</li> </ol> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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#### R10 Land at Ripon Auction Mart, North Road

#### Gas

##### INF1 - Site requirements

2258_4797 / 37707	United Utilities Plc	Gas in area - no reinforcement.
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#### Strategic Highway

##### INF5 - General Comments

0324_5510 / 37759	Highways Agency	Given the size of the site, it will not impact on the strategic road network.
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#### Drainage / Flood Prevention

##### INF5 - General Comments

Topic / Issue	Reference	Name	Comment
	2759_5845 / 37792	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>The developer would be expected to demonstrate a reduction in peak surface water flows from the site.</p> <p>Any discharge from the site would have to be limited to greenfield rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

## Minerals

### INF5 - General Comments

4380_5111 / 37766	NYCC Planning Services	There is dolomitic limestone present at this site.
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## R17 Old Goods Yard, Hutton Bank, Ripon

### Gas

#### INF1 - Site requirements

2258_4797 / 37708	United Utilities Plc	Gas in area - no reinforcement.
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### Strategic Highway

#### INF5 - General Comments

0324_5510 / 37760	Highways Agency	Given the size of the site, it will not impact on the strategic road network.
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### Drainage / Flood Prevention

#### INF5 - General Comments

2759_5845 / 37798	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream. The developer would be expected to demonstrate a reduction on peak surface water flows discharging from the site.</p> <p>Infiltration methods are not acceptable on this site due to gypsum dissolution.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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## R23 Red House, Palace Road

### Gas

#### INF1 - Site requirements

2258_4797 / 37709	United Utilities Plc	Gas in area - no reinforcement.
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### Strategic Highway

#### INF5 - General Comments

0324_5510 / 37761	Highways Agency	Given the size of the site, it will not impact on the strategic road network.
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### Drainage / Flood Prevention

#### INF5 - General Comments

Topic / Issue	Reference	Name	Comment
	2759_5845 / 37794	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>The developer would be expected to demonstrate a reduction in peak surface water flows discharging from the site. The LPA will seek the maximum possible reduction.</p> <p>Infiltration methods are not acceptable on this site due to gypsum dissolution.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>

## Minerals

### INF5 - General Comments

4380_5111 / 37767	NYCC Planning Services	There is dolomitic limestone present at this site.
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## R42a Land off Tower Road

### Gas

#### INF1 - Site requirements

2258_4797 / 37710	United Utilities Plc	Gas in area - no reinforcement.
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### Strategic Highway

#### INF5 - General Comments

0324_5510 / 37762	Highways Agency	Given the size of the site, it will not impact on the strategic road network.
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### Drainage / Flood Prevention

#### INF5 - General Comments

2759_5845 / 37793	HBC - Land Drainage	<p>We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.</p> <p>Any discharge from the site would have to be limited to greenfiled rates via on site storage (1.4l/s/ha for a 1 in 1 year storm), with sufficient attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on site without risk to people or property, and without overflowing to a watercourse.</p> <p>Infiltration methods are not acceptable on this site due to gypsum dissolution.</p> <p>All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.</p>
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## Minerals

### INF5 - General Comments

4380_5111 / 37768	NYCC Planning Services	There is dolomitic limestone present at this site.
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## R3005 The Cathedral Choir School

### Gas

#### INF1 - Site requirements

2258_4797 / 37711	United Utilities Plc	Gas in area - no reinforcement.
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### Strategic Highway

#### INF5 - General Comments

0324_5510 / 37763	Highways Agency	Given the size of the site, it will not impact on the strategic road network.
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Topic / Issue	Reference	Name	Comment
<b>Education</b>			
<b>INF1 - Site requirements</b>			
2245_5441 / 37716	NYCC Children & Young People's Services	An additional classroom at Moorside Infant School would be required. Cost c£240,000.	
<b>Drainage / Flood Prevention</b>			
<b>INF5 - General Comments</b>			
2759_5845 / 37795	HBC - Land Drainage	We hold no recorded information of flooding on the site, but this does not mean flooding has never occurred. There are also considerable records of flooding further downstream.	
		The developer would be expected to demonstrate a reduction in peak surface water flows discharging from the site. The LPA will seek the maximum possible reduction.	
		Infiltration methods are not acceptable on this site due to gypsum dissolution.	
		All surface/roof water drainage proposals must be submitted to and agreed by the LPA prior to planning consent being granted.	