



HARROGATE DISTRICT SITES & POLICIES DPD

Infrastructure Provision in Rural Areas

October 2010

T P Richards Dip T&RP, MRTPI, Head of Planning Services

PLANNING DIVISION

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE.

www.harrogate.gov.uk/planning



CONTENTS

Introduction	Page 3
Policy Context	Page 3
Consultation with Infrastructure Providers	Page 5
Outcomes	Page 6
Next Steps	Page 6
Appendices:	
Appendix 1: Summary of Comments from Infrastructure and Service Providers	Page 7

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 Guidance¹ 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 LDFs, 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 the first 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 settlements in the District's rural areas and to support development of the current preferred site options.

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. 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 individual settlements and the constraints and opportunities for development.² PPS12 emphasises the importance of integrating the timely delivery of infrastructure into the development plan process.

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

² The Core Strategy and Inspector's Report is available on the Council's website at the following address:
<http://www.harrogate.gov.uk/immediacy-3161> (see in particular paragraphs 3.55 and 3.100 –3.104)

- 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 facilities³.
- 2.5 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.
- 2.6 The Community Infrastructure Levy Regulations 2010, enabling local planning authorities to prepare and implement CIL, came into force on 6 April 2010 prior to the general election. The Council is awaiting an announcement from the Coalition Government on its approach to CIL and planning obligations before

³ These documents are available on the Council's website at: <http://www.harrogate.gov.uk/harrogate-6419>

committing resources to the production of a CIL. However, 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 settlements in the District's rural areas 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 2010. Stakeholders were provided with information on the Council's emerging preferred site options in rural 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 the District's rural areas.
- 4.2 It should be noted that discussions have been held with the North Yorkshire and York PCT in order to determine the best approach to determining the likely impact of the Council's preferred site options on GP surgeries and dental practices. Therefore, whilst there are currently no comments available from the PCT in this report, the results of discussions with the PCT will be published on the Council's website once completed and contribute towards the site selection process.

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 January 2012.
- 5.3 Further contact with providers will need to take place early in 2011 in order to obtain information on the required infrastructure and services to support the Council's emerging site options in Harrogate, Knaresborough and Ripon.
- 5.4 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

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

Non site specific comments

Site Area: -

Yield: -

Drainage / Flood Prevention - Environment Agency

Due to the Environment Agency's current situation with regards to resources they are unable to provide a full response to this consultation. The Environment Agency will provide full comments at the formal consultation stage, but at this stage only provide a generic response. Issues raised include the following key points:

All sites should be assessed with regards to potential flood risk.

No development (except water-compatible) should be located within functional floodplain.

All sites should be assessed regarding the potential threat to controlled waters, which includes groundwater.

Sites which include land contaminated by previous development/activities, should not automatically be discounted, but some preliminary investigation should be undertaken to establish the nature, extent and likely remediation cost of any contaminated land.

Proposed sites should be screened with regards to the capacity of the foul drainage infrastructure to accept additional flows.

Potential site allocations should not be located in an area which is likely to have a detrimental impact on a designated site. These could include Sites of Special Scientific Interest (SSSI's), and Special Areas of Conservation (SAC's).

Education - NYCC Children & Young People's Services

Based on the current forecasts, the preferred site options for the Group C settlements are not likely to require improvements to local primary schools.

Electricity - NEDL

The level of electricity capacity available locally to the sites will depend on the characteristics of the individual developments in terms of number of units, the type of heating, general power requirements and any embedded power generation. Therefore, it is not possible to provide specific details of the infrastructure works for each site.

There may be a requirement for some reinforcement on the local low voltage networks that would provide the individual connections within the development sites. Again, it is not possible to put a figure on this as it will depend heavily on the particular loads installed and level of development.

When the development sites have been designed and the developers can provide more details, CE Electric UK could provide an indication of costs for the individual sites.

Specific development proposals within the Harrogate Borough Council area will not 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.

CE Electric UK are currently planning a substantial reinforcement of the higher voltage infrastructure in the Harrogate area, and on completion do not expect any major capacity constraints in the Harrogate area.

Emergency Services - Yorkshire Ambulance Service NHS Trust

On brief review of the information, on the face of it, there are no immediate concerns with the identified potential housing sites.

Yorkshire Ambulance Service are constantly undertaking reviews of their emergency response cover which is based on assessing historic 999 call-out data in order to gauge patterns and predict future requirements. In view of this, emergency response coverage is constantly changing and therefore as call-out-data evolves there may in the future be a need to provide additional coverage to these identified locations.

No major impact upon service provision for North Yorkshire Fire & Rescue Service (NYFRS) has been identified given that there will only be a relatively small number of houses built in each of the sites and this will not increase the risk profile of those areas. This assessment is made on the basis that the properties will be built to modern standards with hard wired detection systems and have suitable access roads and firefighting water supplies / road hydrant system provided by the water supplier.

At this stage North Yorkshire Police are unable to provide a comprehensive response. Further information through the consultation process would be required to enable a full response, as such NYP would like to be involved in this, not only to obtain the information required but to look at fully utilising the principles in the designing out of crime.

Gas - United Utilities Plc

The Medium Pressure network that supplies the various towns and villages can support the proposed developments and there is unlikely to be a need for any reinforcement of this part of the network.

In settlements where an existing gas supply exists, sites will more than likely be supplied directly from the Low Pressure network. Based on the information available it is not possible to say with absolute certainty that the network can cope at each site without the need for reinforcement. Some local reinforcements may be required but it is not envisaged that this will be anything unusual or out of the ordinary.

Where reinforcements are required for a new gas load United Utilities Plc operate an Economic Test. Basically, this measures the amount of income that will be received for transporting the gas to the site against the capital investment that will be needed to fund the reinforcement. If the transportation revenue exceeds the cost of the reinforcement then the customer is not charged any reinforcement costs. However, should the transportation revenue be less than the capital cost then the customer would pay the difference. The majority of reinforcement works are wholly funded by the supplier so it is unlikely that any abnormal reinforcement costs will need to be passed on to developers.

HBC - Land Drainage - HBC - Land Drainage

Harrogate Borough Council would expect any developer to demonstrate compliance with the Building Regulations, including assessing the feasibility of discharging surface water via infiltration methods and giving preference to soakaways. Nevertheless infiltration methods should not be installed where ground conditions do not allow. A feasibility study submission would be required to demonstrate that ground conditions are suitable for SUDS techniques using results from trial pits and infiltration tests. If infiltration methods are to be pursued, there must be strong evidence to show that surface water will not escape into the surrounding watercourses or onto neighboring land.

Developers must investigate and submit details of existing drainage patterns (including ground water, existing sewers, watercourses, outfall location and condition) on sites and submit for approval proposals for dealing with them. This is to ensure that developments do not adversely affect any existing land drainage patterns, watercourses or active drainage that could cause problems for neighboring properties or land.

It is the owner/developers responsibility under PPS25 to reduce flood risk where possible. Any proposed discharge from development sites would have to be limited to Greenfield rates of discharge (1.4l/s/ha for 1 in 1 year storm) with sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 20% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing to the watercourse.

Depending on the confirmed surface water outfall location, the requirements of the Environment Agency, the relevant Internal Drainage Board and Yorkshire Water would have to be met in full.

All outline surface/roof water discharge proposals would have to be submitted and agreed prior to any planning approval. This includes a full Flood Risk Assessment for the site, storage requirements, rates of discharge and outfall location.

Prior to the commencement of developments detailed drawings of all the proposed drainage arrangements would have to be submitted to, and approved by the Local Planning Authority (Harrogate Borough Council).

No occupation of buildings should be permitted prior to the completion of the approved drainage works.

Highway and Access - NYCC Highways

We are unable at this stage to identify specific highways improvements. On the larger sites they will be identified through Transport Assessments.

Primary Care - Harrogate & District NHS - Planning Department

The Trust has no further comments to make at this time.

Social Care - NYCC Adult & Community Services

All of the sites identified could be fully developed without the need for improvements to existing facilities.

Strategic Highway - Highways Agency

Measures necessary to support planned development should be brought forward in parallel with the development themselves.

The Highways Agency is committed to continued working with Harrogate Borough Council in order to assist in the progression of the Development Plan Document.

Assuming improvements are required, a mechanism for funding those improvements will need to be established. If the burden of providing the improvements falls on several sites the Highways Agency requests that Harrogate act as ringmaster, in line with Circular 02/07 to collect the necessary contributions. Harrogate may also wish to consider whether any of the rural sites assessed in this technical note should provide a contribution to any required improvements.

The Highways Agency requires that traffic impacts of new developments should be safely and efficiently accommodated on the Strategic Road Network (SRN).

The Highways Agency expects that the most sustainable sites should be developed, given that a range of transport options are key to these occurring. The fundamental solution outcome of such an approach is the fact that through effective integration of land uses, services and infrastructure, there should be an overall minimising of the need to travel.

The SRN in Harrogate Borough Council includes the A1 and the A1(M) motorway. It should be noted that the Agency has improved sections of the A1 throughout the region to motorway standard in order to accommodate normal traffic growth and to reduce recurrent delay and improve journey times. In addition the A1 north of Dishforth to Leeming Bar is currently being upgraded to motorway standard.

The A1 is located approximately 10 kilometres to the east of Harrogate Town Centre and forms part of the main routes linking the south of England to the north East; and to Southern Scotland. The route is of international importance and they form part of the Trans-European Road Network.

Using generic trip generation rates, it has been possible to consider the level of trip generation associated with the various major sites. For the purposes of this broad assessment, it has been assumed that: for employment sites, assumptions on the level and type of employment uses have been made were these are not specific within the proposed submission document; and, for residential development, the Preferred Options Sites have an indicative level of development and this has been used to assess the traffic impact.

A total of 1,332 rural dwellings have been assessed in order to determine whether they will have a cumulative impact on the strategic road network. It is felt that due to the rural positioning of the proposed sites, they will not have a significant impact, with the exception of the Land East of Railway, Brickyard Land, Boroughbridge (site ref B18a) on Junction 48 of the A1(M). However, it is likely that the rural dwellings, when assessed in conjunction with the 3,332 proposed dwellings in Harrogate, Knaresborough and Ripon, may contribute to a significant impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Beckwithshaw. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Beckwithshaw - Very limited capacity for anything other than single dwellings.

Non site specific comments

Site Area: -

Yield: -

Education - NYCC Children & Young People's Services

The additional 74 houses on the two preferred site options in Birstwith (RL3c and RL1084a) would generate 18 pupils and, based on current pupil forecasts, would be likely to require an additional classroom at Birstwith CE Primary School.

Based on current forecasts, there will not be a need for improvements at secondary schools for the preferred options for rural areas.

Improvements should be made before all of the sites are completed and occupied. However, around 30-40 dwellings could be built and occupied before an improvement is necessary.

The cost of a basic new classroom would be in the order of £300,000.

The County Council has a three-year Schools Capital Programme. The next allocation from central government for 2011-14 is expected to be announced in autumn 2010 and funding priorities would be determined by the County Council in spring 2011. Section 106 developer contributions would be sought where appropriate. North Yorkshire County Council would be responsible for delivering the improvement. Improvements could be completed approximately 2 years after funding being determined.

Sewerage - Yorkshire Water

The sewage pumping station (SPS) serving Birstwith to the west of the river is at capacity and no development should take place prior to improving the SPS. To the east of the river development should be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Killinghall - Very limited capacity for anything other than small infill development.

RL1084a - Land South of Wreaks Road, Birstwith

Site Area: 1.31 ha

Yield: 35 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

HBC have received complaints of flooding to both property and land in the general area emanating from sewers on Lackon Bank and surface flooding from higher ground. Therefore, any development proposals would have to take into account precautions that may be necessary to protect the site from overland flooding.

In addition to the above there have been incidences of downstream river flooding and insufficient capacity in public sewers.

There is a public foul sewer towards the northern end of the site crossing in a general north easterly direction. Yorkshire Water will have to be consulted with regards to any requirements they may have concerning this sewer.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Wreaks Road. A Transport Assessment and Travel Plan would be required for this site.

Likely to have a minimal impact on the highway network.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

RL3c - West House Farm, Birstwith

Site Area: 1.79 ha

Yield: 39 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

Whilst HBC hold various information regarding river/sewer flooding events downstream of the development site, we hold no information of any flooding on site or in the immediate vicinity. However just because we hold no records, this does not mean that flooding has never occurred.

HBC hold no record of any existing drains, culverts or ditches within the site and according to Yorkshire Water sewer plans there are no surface water sewers adjacent to the land. Yorkshire Water may have further information regarding this matter.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Clint Bank. A Transport Assessment and Travel Plan would be required for this site.

This site is not likely to generate significant passenger transport demand.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Bishop Monkton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Bishop Monkton - Very limited capacity for anything other than single dwellings.

RL117 - Land at Knaresborough Road

Site Area: .8 ha

Yield: 9 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Works may be required to widen the existing carriageway, provide/extend the existing footway facility and install a street lighting system as part of any development proposals.

Strategic Highway - Highways Agency

This site is small and therefore will not have an impact the strategic road network.

RL3041 - Land South of West Grove, Bishop Thornton

Site Area: .49 ha

Yield: 8 dwellings

Strategic Highway - Highways Agency

Due to the developments size, it will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Bishop Thornton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Shaw Mills - Very limited capacity for anything other than single dwellings.

RL3041 - Land South of West Grove, Bishop Thornton

Site Area: .49 ha

Yield: 8 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto West Grove.

This site is not likely to generate significant passenger transport demand.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are major capacity issues within Boroughbridge around the primary school and north of the B6285. Development in this area should be restricted along with other development that would connect into this part of the network.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

B11(1) - Riverside Sawmills

Site Area: 3.96 ha

Yield: 83 dwellings

Drainage / Flood Prevention - Claro Internal Drainage Board

There must be no drainage, direct or indirect, to any of the Board's watercourses without the prior permission of the Board.

Emergency Services - North Yorkshire Fire and Rescue Service

It is worth noting that the site is very close to the river and this town has a history of flooding. The assumption made by ourselves when assessing the sight is that planners would consider and ensure suitable flood defence measures are identified as part of the survey process, and as such any such risks and consequential response requirements for NYFRS would be limited.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps the site is in Flood Zone 2 & 3.

The River Ure is adjacent to the northern end of the site, and the river Tutt is to the east of the site. There have been past flooding events in the surrounding area. However, following flood defense works undertaken by the Environment Agency to the west and north west of the site, complaints of flooding have significantly reduced.

There is a public surface water sewer that crosses the site in a southerly to northerly direction.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. A Transport Assessment and Travel Plan would be required for this site.

This site can not be viewed in isolation. A comprehensive development brief for the area needs to be produced. This will enable the cumulative impacts to be considered and for arrangements to secure funding for strategic infrastructure improvements to be developed.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site is affected by a registered public right of way which must be kept clear of any obstruction.

This site will require additional passenger transport facilities/service provision as determined by a transport assessment/ travel plan.

Strategic Highway - Highways Agency

The site will not have a material impact on the strategic road network.

B18a - Land East of the Railway, Brickyard Road, Boroughbridge

Site Area: 9.98 ha

Yield: 0 dwellings

HBC - Land Drainage - HBC - Land Drainage

The proposed site is shown on the Environment Agency Maps as being in Flood Zone 1. However the site is on the periphery of Flood Zone 2 & 3 at the northern end.

HBC hold no recorded information of flooding on the proposed site, nevertheless flooding has occurred in sewers & watercourses in the surrounding area, also there are capacity issues in watercourses during and following heavy storms.

The River Ure is situated to the north of the site and the River Tutt is to the east. Various unnamed watercourses and ponds lie adjacent to the site.

We hold no records of drainage or water patterns on site.

Flood defense works have been undertaken by the Environment Agency to the north of the site in an attempt to resolve some of the issues.

It is unlikely that soakaways would work adequately in this area due to high water table levels and existence of clay soils.

Highway and Access - NYCC Highways

The site does not have a connection to the highway. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site is affected by a registered public right of way which must be kept clear of any obstruction.

This site will require additional passenger transport facilities/service provision as determined by a transport assessment/ travel plan.

The site to the north of B18a has planning permission and has an approved layout. However roads are to remain unadopted.

Strategic Highway - Highways Agency

This site (9.98ha) is identified for approximately 6.7ha of a mixture of B1, B2 and B8. It has been assumed that the development will be split evenly between the three employment types and the B1 development will be two storeys. A footprint of 50% of the allocated 6.7ha has been assumed. The development is likely to create approximately 500 vehicle movements in the morning peak and 400 vehicle movements in the evening peak. Therefore, given its size and location, it is likely that this development will have a material impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Burton Leonard. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL3040 - Land at Kayes Farm and Hawbers Farm, Burton Leonard

Site Area: 3.51 ha

Yield: 44 dwellings

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

HBC hold no records of flooding on this site, however there are issues with sewers and drains upstream & downstream of the proposed development site due to lack of capacity. In addition to this straw & muck etc from farm machinery blocks gullies and sewers in the general area on a regular basis. HBC have also been involved with flooding issues on The Green which is almost permanently flooded/water logged in part. Therefore, we would be reluctant to see any further surface/roof water being discharged to the public system. However this would be a matter for Yorkshire Water who would have to give consent to any discharge of surface/roof water to the public sewers.

HBC hold no record of any existing sewers or drains within the site.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Copgrove Road. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

This site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternative route has been provided and confirmed by order.

This site may require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

This site will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Cundall. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Cundall - Very limited capacity for anything other than single dwellings.

RL3043 - Land South of Wath Bungalows and The Bungalow, Cundall

Site Area: .19 ha

Yield: 5 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

This site will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Dacre. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Darley - Could only take small infill development.

RL3008 - Land East of Oakwell Cottage, Dacre

Site Area: .34 ha

Yield: 8 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

This site is small and therefore will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

The network in Dacre Banks is at capacity and could not accommodate any additional development.

Waste Water Treatment - Yorkshire Water

Darley - Could only take small infill development.

RL1133(1) - Cabin Lane, Dacre Banks

Site Area: .32 ha

Yield: 9 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Cabin Lane/Harewell Lane.

This site is affected by a registered public right of way which must be kept clear of any obstruction.

This site is not likely to generate significant passenger transport demand.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Darley. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Darley - Could only take small infill development.

RL113 - Land at Darley

Site Area: .41 ha

Yield: 9 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

HBC hold no information of any flooding events on the proposed development site, however, this does not mean that flooding has never occurred. Nevertheless, there is considerable information regarding capacity/flooding problems in sewers and culverts in the surrounding area. Therefore, we would not be in favour of any additional discharge to the sewerage and culvert systems that would only ensure the already overstretched system was more susceptible to flooding events.

There is a watercourse abutting the site on the Eastern and Northern boundaries. Investigation works should be undertaken to establish the possibility of utilising this drain. The Environment Agency would need to be consulted by the developer regarding pollution requirements flood protection, and surface water disposal requirements prior to discharge to a watercourse.

In addition to the above, the watercourse may be inadequate and in poor condition. Downstream improvements may be required; these must be identified on site and included in any planning application.

A foul drain crosses the western boundary of the site, Yorkshire Water must be consulted regarding the disposal of foul drainage. Also Yorkshire Water will have to be consulted with regards to other apparatus within the development site.

Consideration must be taken when designing the development that no building or structure is erected over or within 3.0 metres of a watercourse or culvert.

A corporate body would have to be identified, which will be responsible in perpetuity for the maintenance of communal drainage installations (e.g. swales, ponds, soakaways, watercourses etc that are outside the curtilage of the individual landholdings), to ensure that the site is effectively drained in the future.

Any discharge from site would have to be attenuated at agricultural rates of discharge by means of on site storage.

Prior to any planning permission being granted a full Flood Risk Assessment would be required indicating how the site is to be drained. Any proposals to discharge surface water from the site will include details of storage requirements, rates of discharge, outfall location and any off site works.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Main Street. A Transport Assessment and Travel Plan would be required for this site.

Likely to have a minimal impact to the highway network.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

RL99a - Land East of Stumps Lane, Darley

Site Area: .43 ha

Yield: 10 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Main Street. A Transport Assessment and Travel Plan would be required for this site.

Likely to have a minimal impact on the highway network.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Dishforth. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Dishforth - Could only take small infill development.

RL1153 - Land to the South of Topcliffe Road, Dishforth

Site Area: .3 ha

Yield: 9 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

This site is small and will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Follifoot. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Harrogate South - Capacity available at this waste water treatment works.

RL1093(1) - Land between Park Side and Oak Cottage, Follifoot

Site Area: .43 ha

Yield: 5 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

HBC have no record of any flooding events on the proposed site, however we have received complaints of flooding from the culverted section of the ditch on Fluddersome Lane.

Horse Pond Beck is situated on land to the south and discharges to the Crimple Beck that is known to have serious capacity issues both upstream & downstream. The Crimple Beck is classed as a Main River, consequently it is under Environment Agency jurisdiction.

There is a drain on land to the north of the site adjacent to Pannal Road, however HBC hold no information regarding this waterway.

There is a public foul sewer that crosses the site in a general North Easterly direction. Also an Service Valve/Washout box is situated towards the western boundary just off Pannal Road. Yorkshire Water will have to be consulted with regards to any requirements they may have concerning their equipment.

Follifoot lies on the boundary of the Claro Internal Drainage Board area; therefore they would have to be consulted on any proposed discharge of surface/roof water to the ditches in their region.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Pannal Road. A Transport Assessment and Travel Plan would be required for this site.

This site is not likely to generate significant passenger transport demand.

Extend the existing footway and street lighting system for the settlement to serve the site.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

RL1101 - Land east of Manor Fold, Follifoot

Site Area: .6 ha

Yield: 12 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

Highway and Access - NYCC Highways

Minimal impact to the highway network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Glasshouses. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Pateley Bridge - Could only take small infill development.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Goldsborough. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Knaresborough - Capacity for brownfield sites, large greenfield sites need to be phased.

RL1046 - Low Farm, Goldsborough

Site Area: .5 ha

Yield: 9 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. .

Strategic Highway - Highways Agency

Due to its size, this site will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

The network in Great Ouseburn is at capacity and could not accommodate any additional development.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL1064b - Land South of Branton Lane, Great Ouseburn

Site Area: 4.95 ha

Yield: 56 dwellings

Drainage / Flood Prevention - York Consortium of Drainage Board

Control of surface water discharge to reduce the risk of flooding. Improvement required adjacent to watercourse including Ousegill Beck, unless attenuation is provided on site to reduce discharge to that currently existing.

Improvements would be required before the site is completed and occupied.

The cost of any improvement works are dependent upon the final discharge from the site.

This is outside of the York Consortium of Drainage Boards area and therefore Harrogate Borough Council are the drainage authority covering the site.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

HBC hold no recorded information of any flooding events on the proposed site or the surrounding area, however, this does not mean that flooding has never occurred.

There is a watercourse on land to the south of the proposed site that drains to Ouse Gill Beck.

Ouse Gill Beck is situated in the Marston Moor Internal drainage Board region; therefore they will have to be consulted with regard to any proposed discharge of roof/surface water from site.

HBC hold no records of any existing drains, culverts or ditches within the site, and according to Yorkshire Water sewer plans there are no surface water sewers in the immediate area. Yorkshire water should be consulted further regarding this matter.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. A Transport Assessment and Travel Plan would be required for this site.

This site will require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

Due to its size and distance from the strategic road network, this development will not have an impact.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Green Hammerton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Kirk Hammerton - Could only take small infill development.

RL3039 - Land at West Field and Bernard Lane, Green Hammerton

Site Area: 5.01 ha

Yield: 113 dwellings

Education - NYCC Children & Young People's Services

The additional 80 houses would generate 20 pupils and, based on current pupil forecasts, would be likely to require an additional classroom at Green Hammerton CE Primary School.

Improvements should be made before the site is completed and occupied. However, around 40-50 dwellings could be built and occupied before an improvement is necessary.

The cost of a basic new classroom would be in the order of £300,000.

The County Council has a three-year Schools Capital Programme. The next allocation from central government for 2011-14 is expected to be announced in autumn 2010 and funding priorities would be determined by the County Council in spring 2011. Section 106 developer contributions would be sought where appropriate. North Yorkshire County Council would be responsible for delivering the improvement. Improvements could be completed approximately 2 years after funding being determined.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

HBC hold no recorded information of any flooding events on the proposed site or the surrounding area, however, this does not mean that flooding has never occurred.

HBC are unable to suggest any suitable watercourses in the immediate vicinity that surface water could be discharged to.

Yorkshire Water records show there is an abandoned water main crossing the site in a general northwesterly to southeasterly direction. There are no surface water sewers in the area and it is unlikely that Yorkshire Water will give consent for roof/surface water being discharged to the combined foul sewer. However, any potential developer would have to consult Yorkshire water regarding this matter.

In addition to the above HBC hold no records of any existing culverts/watercourses within the proposed development site.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Harrogate Road/B6265. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site will require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Extend the existing footway and street lighting system to serve the site.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

RL3036 - Land South of Brookfield, Hampsthwaite

Site Area: 4.62 ha

Yield: 100 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Brookfield Crescent, Brookfield Garth and/or the end of Brookfield. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternative route has been provided and confirmed by order.

This site will require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are areas in Killinghall where the network is at capacity and development should be avoided or will require investment. To the south of the village by Moor Close and Harlow Moor Drive.

There are no major issues within Hampsthwaite. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Killinghall - Very limited capacity for anything other than small infill development.

RL3036 - Land South of Brookfield, Hampsthwaite

Site Area: 4.62 ha

Yield: 100 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

Education - NYCC Children & Young People's Services

The additional 104 houses would generate 26 pupils and, based on current pupil forecasts, would be likely to require an additional classroom at Hampsthwaite CE VC Primary School.

Based on current forecasts, there will not be a need for improvements at secondary schools for the preferred options for rural areas.

Improvements should be made before the site is completed and occupied. However, around 40-50 dwellings could be built and occupied before an improvement is necessary.

The cost of a basic new classroom would be in the order of £300,000.

The County Council has a three-year Schools Capital Programme. The next allocation from central government for 2011-14 is expected to be announced in autumn 2010 and funding priorities would be determined by the County Council in spring 2011. Section 106 developer contributions would be sought where appropriate. North Yorkshire County Council would be responsible for delivering the improvement. Improvements could be completed approximately 2 years after funding being determined.

HBC - Land Drainage - HBC - Land Drainage

The proposed site is shown on the Environment Agency Maps as being in Flood Zone 1. However a large proportion of the site is on the periphery of Flood Zone 2 & 3.

Severe flooding has occurred in sewers and watercourses upstream and downstream of the proposed development land.

During and following heavy rain, water flowing from the ditch along the southern boundary of this site has caused flooding to property to the south. Water flowing from the ditch along the Northern boundary has caused widespread flooding to property on the Brookfield estate. No discharge from the development will be permitted to the existing ditches.

In addition to the above, extensive flooding has occurred to property on the Brookfield estate from public surface/foul water sewers due to capacity issues in heavy storm conditions. There is a public surface water sewer on Brookfield Crescent, however Yorkshire Water would have to give written consent to any discharge of surface water to the public sewers.

Severe flooding has also occurred from Cockhill Beck to the west of the site and downstream of the site.

Strategic Highway - Highways Agency

Due to its location, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Education - NYCC Children & Young People's Services

The additional 137 houses on the three preferred site options in Killinghall (RL1009, RL1015a and RL3019) would generate 34 pupils and, based on current pupil forecasts, would be likely to require an additional classroom at Killinghall CE Primary School.

Based on current forecasts, there will not be a need for improvements at secondary schools for the preferred options for rural areas.

Improvements should be made before the site is completed and occupied. However, around 40-50 dwellings could be built and occupied before an improvement is necessary.

The cost of a basic new classroom would be in the order of £300,000.

The County Council has a three-year Schools Capital Programme. The next allocation from central government for 2011-14 is expected to be announced in autumn 2010 and funding priorities would be determined by the County Council in spring 2011. Section 106 developer contributions would be sought where appropriate. North Yorkshire County Council would be responsible for delivering the improvement. Improvements could be completed approximately 2 years after funding being determined.

Waste Water Treatment - Yorkshire Water

Killinghall - Very limited capacity for anything other than small infill development.

RL1009 - Land north of Grainbeck Manor, Killinghall

Site Area: 1.48 ha

Yield: 40 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

Whilst HBC hold no information regarding any flooding events on the proposed site, we do hold extensive records of flooding on Grainbeck Lane, Ripon Road and the surrounding area. The flooding has occurred from various sources (e.g. River, Surface & sewer).

HBC hold no record of any existing drains within the site.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Moor Close, adjacent to 40/42, which terminates at the western boundary of the site. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

This site is affected by a registered public right of way which must be kept clear of any obstruction.

This site will require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

Due to its size and distance from the strategic highway network, this development will not have an impact.

RL1015a - Land adjacent the Cricket Ground, Killinghall

Site Area: 1.83 ha

Yield: 50 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

HBC have received complaints of surface water flooding from the fields discharging onto Cautley Drive/Grove & The Square, Otley Road. Residents have requested sandbags to prevent flood water entering their premises.

There is a water main towards the western edge of the site that crosses in a northerly direction. Past complaints from residents have indicated that the main was leaking causing additional water to surcharge. These complaints were passed to Yorkshire Water who investigated and rectified the problem.

In addition to the above we have received complaints of land drains and sewers on Crag Lane being unable to cope in heavy rain.

HBC have received many complaints from residents in the surrounding area of waterlogged gardens that would indicate the presence of clay preventing adequate water infiltration.

Yorkshire Water would have to be consulted with regards to the water main that crosses the site.

Consideration must be taken when designing the development that no building or structure is erected over or within 3.0 meters of a sewer or culvert.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. A Transport Assessment and Travel Plan would be required for this site.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

RL3019 - Land North of Picking Croft Lane, Killinghall	
Site Area: 2.96 ha	Yield: 67 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps, the proposed site is located within Flood Zone 1.

Whilst HBC hold no information regarding any flooding events on the proposed site, we do hold extensive records of flooding on Grainbeck Lane, Moor Close and the surrounding area. The flooding has occurred from various sources (e.g. watercourse, Sewer, Surface).

There is a public foul sewer running from west to east across the site and a water main crossing from North to south. Yorkshire water will need to be consulted on their requirements with regards to this apparatus. They will also have to be consulted regarding any proposed discharge of foul/surface water to the public system.

Consideration must be taken when designing the development that no building or structure is erected over or within 3.0 metres of sewers or culverts.

In addition to the above there is a watercourse running at the front of the development adjacent to Otley Road, however it is unlikely that permission would be granted for discharge of surface water to this system due to capacity problems further down stream. Even so survey work should be undertaken to establish responsibility for the drain, condition, outfall location and current usage.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto B6161. A Transport Assessment and Travel Plan would be required for this site.

Works will be required to improve the existing footway and street lighting to serve the site.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site may require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

Due to its distance from the A1, this site will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

This village drains through the area at capacity in Boroughbridge so development should be avoided.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL3045 - Land North of The Grange, Kirby Hill

Site Area: .44 ha

Yield: 8 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Leeming Lane.

Strategic Highway - Highways Agency

This site is small and therefore will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Kirk Deighton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Wetherby - Could only take small infill development.

RL3042 - Land adjacent to the A168, Kirk Deighton

Site Area: .36 ha

Yield: 11 dwellings

Drainage / Flood Prevention - York Consortium of Drainage Board

To reduce the risk of flooding by restricting surface water discharges to a "greenfield" discharge. The York Consortium of Drainage Boards assumes that all watercourses are at capacity and that discharges from all development should be restricted to "greenfield" discharge rates. Attenuation to be provided on site.

Improvements would be required before the site is completed and occupied.

Likely cost of improvements not known. Developer to fund improvements.

This is outside of the York Consortium of Drainage Boards area and therefore Harrogate Borough Council are the drainage authority covering the site.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

This site is small and therefore will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Kirk Hammerton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Kirk Hammerton - Could only take small infill development.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

Development along Main Street should be avoided without investment in the sewer network, other parts of the village have capacity for small-scale development.

Waste Water Treatment - Yorkshire Water

Kirkby Malzeard - Could only take small infill development.

RL1063a - Adjacent Richmond Garth, Kirkby Malzeard

Site Area: .16 ha

Yield: 5 dwellings

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency flood maps, the proposed site is located within Flood Zone 1.

Whilst there has been significant flooding on Mowbray Crescent emanating from the fields on the southern boundary, HBC hold no records of any flooding events on the proposed development sites. However, this does not mean that flooding has never occurred.

HBC hold no record of any existing drains, culverts or ditches within the sites.

According to Yorkshire Water sewer plans there are no surface water sewers in the immediate vicinity. It is therefore unlikely that Yorkshire water will give consent to discharge surface/roof water to the combined sewers. Nevertheless they would have to be consulted further regarding this matter.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. A Transport Assessment and Travel Plan would be required for this site.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

RL1091 - Land adjacent Lynngarth, Kirkby Malzeard

Site Area: .18 ha

Yield: 5 dwellings

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency flood maps, the proposed site is located within Flood Zone 1.

Whilst there has been significant flooding on Mowbray Crescent emanating from the fields on the southern boundary, HBC hold no records of any flooding events on the proposed development sites. However, this does not mean that flooding has never occurred.

HBC hold no record of any existing drains, culverts or ditches within the sites.

According to Yorkshire Water sewer plans there are no surface water sewers in the immediate vicinity. It is therefore unlikely that Yorkshire water will give consent to discharge surface/roof water to the combined sewers. Nevertheless they would have to be consulted further regarding this matter.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. A Transport Assessment and Travel Plan would be required for this site.

Likely to have a minimal impact on the highway network.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Kirkby Overblow. However, development should still be limited to small-scale

Waste Water Treatment - Yorkshire Water

Kearby - Could only take small infill development.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are capacity issues near the railway line, including Stockwell Lane and Boroughbridge Road. There are also issues at Abbey Road and in the main shopping area of Knaresborough.

Waste Water Treatment - Yorkshire Water

Knaresborough - Capacity for brownfield sites, large greenfield sites need to be phased.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Lofthouse. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Lofthouse - Very limited capacity for anything other than single dwellings.

RL3046 - Land to the rear of the Crown Hotel, Lofthouse

Site Area: .27 ha

Yield: 7 dwellings

Highway and Access - NYCC Highways

Access acceptable via the car park for the Crown Hotel off Chapel Street.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There is no capacity in the network to the north of Wetherby Road. There is some capacity in the rest of the village. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Long Marston - Very limited capacity for anything other than small infill development.

RL29a - Land at Long Marston

Site Area: .39 ha

Yield: 10 dwellings

Drainage / Flood Prevention - York Consortium of Drainage Board

To reduce the risk of flooding by restricting surface water discharges to a "greenfield" discharge. The York Consortium of Drainage Boards assumes that all watercourses are at capacity and that discharges from all development should be restricted to "greenfield" discharge rates. Attenuation to be provided on site.

Improvements would be required before the site is completed and occupied.

Likely cost of improvements not known. Developer to fund improvements.

This is outside of the York Consortium of Drainage Boards area and therefore Harrogate Borough Council are the drainage authority covering the site.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Tockwith Road. Need to align with the newly created mini roundabout. May involve accessing off Old Lane.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Markington. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Markington - No capacity for additional development.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Marion Cum Grafton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL3039 - Land at West Field and Bernard Lane, Green Hammerton
--

Site Area: 5.01 ha

Yield: 113 dwellings

HBC - Land Drainage - HBC - Land Drainage

Previous comments made by geotechnical contractors on behalf of developers looking to build on land in the general area indicate that ground conditions could be mostly boulder clay and would be unsuitable for soakaways.

Non site specific comments

Site Area: -

Yield: -

Education - NYCC Children & Young People's Services

The additional 144 houses on the three preferred site options in Masham (M1, M3001 and M3002) would generate 36 pupils and, based on current pupil forecasts, would be likely to require an additional 1 or 2 classrooms at Masham CE VA Primary School.

Based on current forecasts, there will not be a need for improvements at secondary schools for the preferred options for rural areas.

Improvements should be made before all of the sites are completed and occupied. However, around 40-50 dwellings could be built and occupied before an improvement is necessary.

The cost of improvements would be in the order of £300,000 - £600,000 based on the basic new classroom build of £300,000 per classroom.

The County Council has a three-year Schools Capital Programme. The next allocation from central government for 2011-14 is expected to be announced in autumn 2010 and funding priorities would be determined by the County Council in spring 2011. Section 106 developer contributions would be sought where appropriate. North Yorkshire County Council would be responsible for delivering the improvement. Improvements could be completed approximately 2 years after funding being determined.

Sewerage - Yorkshire Water

There is no capacity in the network to the north of red Lane and the Theakston Brewery. There is some capacity in the rest of the village. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Masham - Very limited capacity for anything other than single dwellings.

M1 - Auction Mart, Leyburn Road

Site Area: 1.04 ha

Yield: 33 dwellings

Strategic Highway - Highways Agency

This site will not have an impact on the strategic road network.

M3001 - Land at Ibbetson Close, Masham

Site Area: 1.31 ha

Yield: 41 dwellings

HBC - Land Drainage - HBC - Land Drainage

The proposed site is shown on the Environment Agency Maps as being in Flood Zone 1. However Flood Zone 2 & 3 surrounds the site on all sides.

HBC hold no recorded information of flooding on the proposed site, nevertheless severe flooding has occurred in sewers & watercourses in the surrounding area, also there are capacity issues in watercourses during and following heavy storms.

Swinney Beck is to the west of the site and has caused severe flooding issues in the past due to capacity problems. Therefore the Beck has been reclassified as a Main River and any restrictions of surface water discharge to Swinney Beck would have to be determined by the Environment Agency.

The River Ure is situated to the east of the site and the River Burn is to the south, both have caused flooding issues upstream and downstream.

HBC hold no information regarding drainage or water patterns on site. According to Yorkshire Water's records there are no surface water sewers in the immediate area, subsequently it is unlikely that they would allow surface water discharge to the combined system.

Due to the fact that this area is known to have large pockets of clay soils it is unlikely that infiltration methods will be successful.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Thorpe Road and/or Ibbetson Close. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternative route has been provided and confirmed by order.

This site may require additional passenger transport facilities/service provision as determined by a transport assessment/ travel plan.

Strategic Highway - Highways Agency

This site will no have an impact on the strategic road network.

M3002 - Land West of The Oaks, Masham	
Site Area: 2.66 ha	Yield: 58 dwellings

HBC - Land Drainage - HBC - Land Drainage

The proposed site is shown on the Environment Agency Maps as being in Flood Zone 2 & 3.

Swinney Beck is to the north & west of the site and has caused severe flooding issues in the past due to capacity problems. Therefore the Beck has been reclassified as a Main River and any restrictions of surface water discharge to Swinney Beck would have to be determined by the Environment Agency.

The River Ure is situated to the east of the site and the River Burn is to the south, both have caused flooding issues upstream and downstream.

HBC hold no information regarding drainage or water patterns on site. According to Yorkshire Water's records there are no surface water sewers in the immediate area, subsequently it is unlikely that they would allow surface water discharge to the combined system.

Due to the fact that this area is known to have large pockets of clay soils it is unlikely that infiltration methods will be successful.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed from Westholme Road and/or the cul-de-sac serving 6/7 The Oaks. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site is affected by a registered public right of way which must be kept clear of any obstruction.

This site may require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

Due to its distance from the strategic road network, this development will not have an impact.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Melmerby. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Wath Ripon - Could only take small infill development.

RL1010b - Land East of Wobeck Lane, Melmerby

Site Area: .34 ha

Yield: 9 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

This site is small and therefore will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

This village drains through the area at capacity in Boroughbridge so development should be avoided. Although there are no major issues in Minskip.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL3044 - Land Opposite Prospect Terrace, Minskip

Site Area: .38 ha

Yield: 8 dwellings

Drainage / Flood Prevention - Claro Internal Drainage Board

There must be no drainage, direct or indirect, to any of the Board's watercourses without the prior permission of the Board.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Rail - Network Rail - Senior Town Planner LNE

Improvements to Pannal Station, including improving disabled access and providing additional car parking. There is currently no Disability Discrimination Act (DDA) compliant access to platform 2 and the existing station car park is reaching capacity.

It is not essential that works are completed before the sites are occupied but, dependent on finance, they should be completed within a defined period following completion.

The estimated cost of improvements are in the order of £200,000. This should be raised from a combined contribution from sites H74a and RL2073b.

Organisations responsible for the delivery of works will include Network Rail, Northern Rail, Department for Transport and the Council.

Sewerage - Yorkshire Water

There is no capacity for new development around the Main Street/Station Road area.

Waste Water Treatment - Yorkshire Water

Harrogate South - Capacity available at this waste water treatment works.

H74a - Dunlopillo Site, Pannal

Site Area: 6.79 ha

Yield: 20 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps the proposed development land is in Flood Zone 1.

HBC hold no records of flooding on the site. Nevertheless, this does not mean that flooding has never occurred. HBC do however hold considerable records of flooding events both upstream, and in particular downstream of the site. Including extensive flooding to property. There are severe capacity issues with Clarke Beck, River Crimble and the public sewers. Consequently, HBC would be extremely cautious regarding additional discharge of surface/roof water to these systems.

Private culverted watercourses are believed to cross the site from southeast to northwest.

No buildings should be sited over the culverts crossing the site, which must be located on site, and details of their condition, construction, protection etc provided. This is to ensure their structural integrity is maintained.

Yorkshire Water would have to give written consent for any proposed discharge to the public sewers.

Due to previous knowledge of the area it is unlikely that infiltration methods of drainage will work due to ground conditions being predominantly heavy clay.

Strategic Highway - Highways Agency

This site (6.79ha) is allocated for 20 dwellings based on a site density of 16 dwellings per hectare. The site will also accommodate approximately 5.5 hectares of employment land (B1/B2/B8). It has been assumed that the development will be split evenly between the three employment types and the B1 development will be two storeys. A footprint of 50% of the allocated 5.5ha has been assumed. The development is likely to create approximately 400 vehicles in the morning peak and 300 vehicles in the evening peak. Although it is a relatively large site compared with the other rural proposals, Pannal's distance from the strategic road network reduces its impact and therefore, it is unlikely that this development will have a material impact on the strategic road network.

RL2073b - Land opposite Fieldhurst, Leeds Road, Pannal

Site Area: 4.27 ha

Yield: 80 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps the proposed development land is in Flood Zone 1. However, the site is on the periphery of Flood Zone 2 & 3. Records show that the western boundary has had flooding issues emanating from Clarke Beck/River Crimple.

HBC hold considerable records of flooding events both upstream, and in particular downstream of the site from Clarke Beck/River Crimple that is adjacent to the site. There are severe capacity issues with Clarke Beck, River Crimple and the public sewers. Consequently HBC would be extremely cautious regarding additional discharge of surface/roof water to these systems.

Sewer records show that a water main crosses the site in a northerly to southerly direction. Yorkshire Water would have to be consulted regarding this matter and give written consent for any proposed discharge to the public sewers. It is unlikely that infiltration methods of drainage will work due to ground conditions being predominantly heavy clay.

Strategic Highway - Highways Agency

Due to its size, this development will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There is no capacity for new development around the Bewerley Park area, including to the west of the river. There is some capacity in other parts of Pateley Bridge.

There are areas in Ripon where the network is at capacity and development should be avoided or will require investment. This includes Ure Bank, the area around the Sheep Pens and Priest Lane.

Waste Water Treatment - Yorkshire Water

Pateley Bridge - Could only take small infill development.

P3001 - Coal Yard and Highways Depot, Pateley Bridge

Site Area: 1.19 ha

Yield: 28 dwellings

Bus Service - Harrogate And District Travel Ltd

The current services to Pateley Bridge terminate at King Street and therefore would serve a development at the Highways Depot (P3001).

Emergency Services - North Yorkshire Fire and Rescue Service

It is worth noting that the site is very close to the river and this town has a history of flooding. The assumption made by ourselves when assessing the sight is that planners would consider and ensure suitable flood defence measures are identified as part of the survey process, and as such any such risks and consequential response requirements for NYFRS would be limited.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Millfield Street and/or Greenwood Road. A Transport Assessment and Travel Plan would be required for this site.

Minor works may be required to extend the existing footway and street lighting to serve the site.

Strategic Highway - Highways Agency

This site will not have any impact on the strategic road network.

P3a - Land at Ashfield Court Road, Pateley Bridge

Site Area: 2.85 ha

Yield: 75 dwellings

Bus Service - Harrogate And District Travel Ltd

The current services to Pateley Bridge terminate at King Street. It is unlikely that the commercial service would be extended to Ashfield Court (P3a) or Nidderdale School (P5a).

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Low Wath Road. A Transport Assessment and Travel Plan would be required for this site.

Minor works may be required to extend the existing footway and street lighting to serve the site.

Strategic Highway - Highways Agency

Due to its distance from the A1, it is considered that this site will not have any impact on the strategic road network.

P5a - Land opposite Nidderdale High School

Site Area: 2.3 ha

Yield: 60 dwellings

Bus Service - Harrogate And District Travel Ltd

The current services to Pateley Bridge terminate at King Street. It is unlikely that the commercial service would be extended to Ashfield Court (P3a) or Nidderdale School (P5a).

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Low Wath Road. A Transport Assessment and Travel Plan would be required for this site.

The impact on the existing highway network and off site highway works will need to be determined by a transport assessment.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site will require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

Due to its distance from the A1, it is considered that this site will not have any impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Rainton. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Rainton - Very limited capacity for anything other than single dwellings.

Non site specific comments

Site Area: -

Yield: -

Waste Water Treatment - Yorkshire Water

Ripon - Some capacity for small levels of development.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

This village drains through the area at capacity in Boroughbridge so development should be avoided.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL3025 - Land West of Pennymead Cottage, Scotton

Site Area: .36 ha

Yield: 10 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

RL3026 - Land East of Pennymead Cottage, Scotton

Site Area: .17 ha

Yield: 5 dwellings

Highway and Access - NYCC Highways

Visibility is restricted.

RL3035 - Land North of Manor Drive, Scotton

Site Area: .78 ha

Yield: 12 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed.

Strategic Highway - Highways Agency

This site will not have an impact on the strategic road network due to its size.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

The area along St Johns Close is at capacity and could not accept any new development. The other areas in Sharow have capacity. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Ripon - Some capacity for small levels of development.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There is no capacity in Sicklinghall to accommodate new development.

Waste Water Treatment - Yorkshire Water

North Deighton - Very limited capacity for anything other than small infill development.

RL1145 - Land adjacent to Sicklinghall Primary School

Site Area: .41 ha

Yield: 6 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Main Street.

This site is not likely to generate significant passenger transport demand.

Extend the existing footway and street lighting system for the settlement to serve the site.

Strategic Highway - Highways Agency

The site will not have an impact on the strategic road network.

RL2017a - Land at Longlands Lane, Sicklinghall

Site Area: .45 ha

Yield: 9 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Longlands Lane.

This site is not likely to generate significant passenger transport demand.

Extend the existing footway and street lighting system for the settlement to serve the site.

Strategic Highway - Highways Agency

The site will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Gas - United Utilities Plc

There is no gas supply to the village.

Sewerage - Yorkshire Water

There are no major issues within Skelton on Ure. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Skelton - Very limited capacity for anything other than single dwellings.

RL2016 - Land adjacent Crowgarth, Skelton on Ure

Site Area: .36 ha

Yield: 11 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Cowgarth and the road to the north.

Minor works may be required to extend the existing footway and street lighting to serve the site.

The site is not likely to generate significant passenger transport demand.

RL553 - Land at Willow Garth, Skelton on Ure

Site Area: .19 ha

Yield: 5 dwellings

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Back Lane.

Strategic Highway - Highways Agency

This site is small and therefore will not have an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Spofforth. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

North Deighton - Very limited capacity for anything other than small infill development.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Staveley. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Boroughbridge - There is capacity available at this waste water treatment works.

RL1113(1) - Land between Minskip Road and Low Field Lane

Site Area: .44 ha

Yield: 9 dwellings

Drainage / Flood Prevention - Claro Internal Drainage Board

There must be no drainage, direct or indirect, to any of the Board's watercourses without the prior permission of the Board.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Minskip Road.

This site is not likely to generate significant passenger travel demand.

Extend the existing footway and street lighting system for the settlement to serve this site.

Strategic Highway - Highways Agency

The size of this development will not create an impact on the strategic road network.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

This village drains through the area at capacity in Dacre Banks so development should be avoided.

Waste Water Treatment - Yorkshire Water

Pateley Bridge - Could only take small infill development.

RL1107a - Land south of Whinbush Lane, Summerbridge

Site Area: 2.71 ha

Yield: 49 dwellings

Bus Service - Harrogate And District Travel Ltd

The current level of service is adequate to cater for the possible development.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps the proposed development land is in Flood Zone 1.

Complaints of flooding on The Whinfields from fields to the North and North East have been received from residents. Whinbush Lane suffers regular damage during heavy rain from springs and surface water run off. There is a culverted drain within Whinbush lane adjacent to the dry stonewalls, which regularly surcharges. There are also issues with flooding from watercourses & the River Nidd downstream of the proposed development site.

Sewer records show that there are no surface water sewers in the vicinity of the site. However there are a number of water mains that cross the site in a northwesterly to northeasterly direction and a southerly to northwesterly direction. Yorkshire Water would have to be consulted regarding this matter & to give further advice regarding any public sewer systems.

In addition to the above there is a private water main that crosses the site from the western boundary in a southeasterly direction. The owner of this water main would also have to be consulted. No construction would be permitted over or within 3.0 metres of any drains or watercourses.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed. Access acceptable onto B6165 but better on to The Whinfields if the carriageway is widened. A Transport Assessment and Travel Plan would be required for this site.

Likely to have a minimal impact on the highway network.

Strategic Highway - Highways Agency

Due to its distance from the strategic road network, this site will not have an impact.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Tockwith. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Tockwith - Some capacity for small levels of development.

RL14a - Land North of Southfield Lane, Tockwith

Site Area: 5.09 ha

Yield: 96 dwellings

Drainage / Flood Prevention - York Consortium of Drainage Board

Control of surface water discharge. Improvements to watercourses on the north side of Westfield Road to reduce the risk of flooding.

Improvements would be required before the site is completed and occupied.

Likely cost of improvements not known.

The site is only partially within the York Consortium of Drainage Boards district. The watercourses on the north side of Westfield Road are outside of the Board's area and is the responsibility of the adjacent landowners. Responsibility is therefore shared between Harrogate Borough Council, the landowners and the Marston Moor Internal Drainage Board.

HBC - Land Drainage - HBC - Land Drainage

According to the Environment Agency Flood Maps the proposed development land is in Flood Zone 1.

HBC hold very limited information regarding flooding events in Tockwith due to the majority of watercourses in the area being predominantly within the Marston Moor Internal Drainage board domain. Therefore they would have to be consulted regarding any surface water disposal requirements.

Sewer records show that a public foul sewer crosses the site in a northwesterly direction to the rear of Hill Farm. Yorkshire water would have to be consulted regarding this sewer.

Highway and Access - NYCC Highways

An access to North Yorkshire County Council standards could be formed onto Southfield Lane. A Transport Assessment and Travel Plan would be required for this site.

Works will be required to improve the existing major road and extend the existing footway and street lighting to serve the site.

Routes for pedestrians and cyclists will need to be determined by a transport assessment/travel plan.

This site will require additional passenger transport facilities/service provision as determined by a traffic assessment/travel plan.

Strategic Highway - Highways Agency

Due to its distance from the strategic road network, this site will not have an impact.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Wath. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Wath Ripon - Could only take small infill development.

Non site specific comments

Site Area: -

Yield: -

Sewerage - Yorkshire Water

There are no major issues within Whixley. However, development should still be limited to small-scale.

Waste Water Treatment - Yorkshire Water

Kirk Hammerton - Could only take small infill development.