



YorkshireWater

**Planning Services (Ryedale Area)
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
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**Your Ref: 21/01115/MOUTE
Our Ref: X017057**

16th January 2025

Dear Sir/Madam,

Land Adjacent To Norton Lodge Beverley Road Norton Malton - Hybrid Planning Application comprising: 1) Full planning permission for the erection of 672 dwellings comprising of 12 one bedroom dwellings, 142 two bedroom dwellings, 342 three bedroom dwellings, 176 four bedroom dwellings with parking and landscaping, new link road from Beverley Road to Hugden Way, open space, surface water drainage basins, infrastructure and site access. 2) Outline planning permission for the erection of a primary school

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

No building or other obstruction including landscape features shall be located over or within 5 (five) metres either side of the centre line of the public water main i.e. a protected strip width of 10 (ten) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

(In order to allow sufficient access for maintenance and repair work at all times)



1.) On the statutory records, a 315 mm diameter water main crosses the development site. The pipe is lawfully retained in its existing position and the water supply undertaker (Yorkshire Water) is entitled to have the pipe remain so without any disturbance. The provisions of Section 159 (of the Water Industry Act 1991) provides that the water supply undertaker may "inspect, maintain, adjust, repair or alter" the pipes. These rights are given to enable the water supply undertaker to perform its statutory duties.

2.) In addition to its statutory rights Yorkshire Water has the benefit of an easement protecting the 315 mm diameter main. The deeds for the easement do not permit construction of a building or a development within the 10m wide strip above the main i.e. 5m from the main's centre-line, at either side.

3.) The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed development. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works. It should be noted that the position of apparatus on Yorkshire Water record drawings is indicative only and the exact position and depth of the main can only be determined by excavation. If the developer would like to discuss a potential diversion of the main should make an application via the Developer Services section of the Yorkshire Water website in the first instance:
<https://www.yorkshirewater.com/developers/water/water-main-diversion/>

a.) NOTE: The large diameter main and easement are plotted onto the site masterplan and the easement looks to have been taken into account during design phase.

4.) The developer must also note that due to this area being gravity fed, the pressure at the proposed point of connection from the mains on Beverly Road is expected to be 19-26mh.

a.) Yorkshire Water's distribution management policies do not guarantee to maintain existing flows and high pressures within the distribution system. Pressures, in general, will be maintained within 15m to 35m head and this may be achieved by the future introduction of pressure control devices where necessary.

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed. The maximum foul water pump rate shall be restricted to 10 (ten) litres per second, to the public combined sewer network.

(In the interest of satisfactory and sustainable drainage)

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

No development within the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

(In the interest of public health and maintaining the public sewer network)

1) On the Statutory Sewer Map, there is an unknown diameter public combined sewer recorded to cross the centre of the site, from west to east. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

a.) It is noted that this sewer will be diverted into the new proposed foul sewer network, which we have no objection to in principle (subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991).

2) The submitted 'Overall Engineering Layout' D001, revision 1, dated 03/07/2020 is not acceptable, but any amendments required can be controlled via condition. To summarise, the drawing indicates:

a.) That foul water from the entire site will discharge to the 350 mm diameter public combined sewer within the junction to Rosedale Avenue & Beverley Road - it is noted that a sewage pumping station will be required to facilitate a connection; however, the pumped rate of discharge of 31 (thirty one) litres per second is not acceptable and would caused significant hydraulic overloading.

3) Furthermore, accounting for the entire development including the proposed one bedroom dwellings (which are assumed to have less peak foul discharge per day), we propose a maximum foul pump rate of 10 (ten) litres per second. We have no objection to the proposed point of foul water discharge.

a.) Additionally the local public sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.

b.) A robust build plan and start date is required, so we can undertake an internal (Yorkshire Water) network reinforcement study to determine the suitable point(s) of connection to the available network, along with the relevant timescales required for any upgrade work which we will facilitate.

c.) Yorkshire Water will promote an internal sewer network reinforcement investigation. The developer is required to provide a proposed start date and build program. The cost of the investigation and any subsequent works will be the responsibility of Yorkshire Water. d.) The developer is encouraged to provide the above requested information at the earliest possible convenience to facilitate the required network reinforcement.

4.) It is noted that surface water will discharge to watercourse – Yorkshire Water fully endorse this means of surface water disposal.

a.) The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners' consent will be required for the construction of a new outfall structure.

b.) It should be noted that due to capacity issues Yorkshire Water cannot accept any surface water discharge to the public sewer network, and the developer has no such right of connection for such.

5.) In relation to the proposed primary school, foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

a.) Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

6.) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Reuben Thornton
Developer Services Team