



YorkshireWater

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6th December 2016

Dear Sir/Madam,

Land Comprising Field At 422755 480244 Thorpe Road Masham North Yorkshire - Outline application for erection of up to 100 dwellings with access considered (Site area 4.2ha).

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

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

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

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

Drainage

FLOOD RISK ASSESSMENT - The submitted Flood Risk Assessment and Drainage Strategy (prepared by Wardell Armstrong - Report SH11736/RPT-002 dated August 2016) is satisfactory from Yorkshire Water's viewpoint. The report confirms;

- i) Foul water will discharge to public foul water sewer.
- ii) Sub-soil conditions may support the use of soakaways - Soil testing to be undertaken.
- iii) **If soakaways are proven not viable, then all surface water will discharge to the River Ure.**

Restrictions on surface water disposal from the site may be imposed by other parties. You are 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 local public sewer network does not have capacity to accept any discharge of surface water.

The public sewer network is for domestic sewage purposes. Land and highway drainage have no right of connection to the public sewer network.

Water Supply

Some off-site works are likely to be required in order to serve this development.

A new water supply can be provided under the terms of the Water Industry Act, 1991.

Yours faithfully

Zaffer Fayyaz
Planning & Development