

Welcome

Thank you for coming



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WEST HARROGATE GROWTH

A major £15 million investment to protect the environment through improved network resilience and storm overflow discharge reduction

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Tonight's objectives

Presentation objectives:

Introduction – Why are the works required?

What are we building – the scale of works, and what to expect.

What areas will be affected?

When will the work take place?

Sandy Bank Woods and Crimble common

Completion, Legacy and Social Value

Benefits to Pannal

Questions

Scheme Introduction

Background of this work

2000+ new homes are planned for West Harrogate between 2024 and 2036/37. The existing sewerage network is already at capacity, without intervention, additional flows would lead to a significant increase in emergency discharges from Harlow Hill Pumping Station into Queen Mother's Lake at RHS Harlow Carr.

The scheme provides essential wastewater capacity to support planned growth, prevents a substantial increase in discharge risk, and protects local water environments. It is critical to enabling housing delivery in line with the Council's growth plans while ensuring development proceeds in a compliant, controlled and environmentally responsible manner.

Why are the works needed?

- **Substantial housing growth planned for the West Harrogate area.**
- **Under Section 106 of The Water Industry Act developers have the right to connect to the public sewer network**
- **Presently the existing network does not have capacity to effectively manage increased flows (via Harrogate North catchment) without causing detriment**
- **Flows require transferring to Harrogate South Catchment by new sewerage network – which has capacity to effectively manage and treat flows.**
- **Yorkshire Water have a statutory duty to undertake this work**
- **Yorkshire Water are committed to reducing sewerage discharges to watercourses.**
- **This is a significant £15 million investment – Proactively – before the housing are build, before the demand is required. To ensure there is no detrimental impact to our customers or the environment.**

What are we building?

What are we building?

The scheme will increase network resilience across 2 fronts.

1 – A new flow path for sewerage flows for treatment (From Harlow Carr to Pannal)

2 – Additional storage capacity on existing network (reduction in spill volumes)

1. The New Sewerage Network

- 2 New Sewerage Pumping Stations (SPS)
 - *Harlow Carr (New pumping Station)*
 - *Spring Lane Pannal*
- Circa 5KM of new Pipework (of diameter 300mm – 400mm) creating a new sewerage pathway

2. Increased Storage capacity

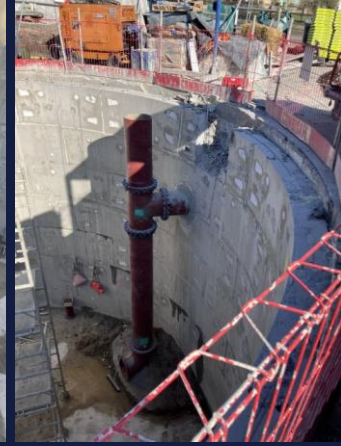
(Stored flows are returned to the network for treatment)

- 2 New underground Storage Tanks at:
 - Pannal (1800m³ – 12.5m (w) X 18.5m (d) Deep storage shaft)
 - Fulwith Mill Lane – (400M³ – 9m (w) X 9m (d) Deep storage shaft)

(Olympic swimming pool is circa 2500m³)

What to expect

Underground Storage Shafts



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Pipelines – Gravity Sections

Open Cut Traditional installation

- Topsoil must be preserved and correctly stored without mixing.
- Land drainage found and reinstated.
- Works on land subject to “code of practice”
- Works in Highways subject to highway regulations.



Pipelines – Pumped Sections Directional Drilling



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On Completion

Storage Shaft Sites – Above Ground Features(Pannal Common and Fulwith Mill)

- . Green Control Kiosk
- . Vent Stack
- . Manholes with Concrete surround
- . Access trackway



Pumping Stations (Spring Lane and Harlow Carr)

- . As Above
- . Permanent paved access



On Completion – Pipelines

Pipelines – Above Ground Features

- . All pipework below ground
- . Manholes some with concrete surround
- . Marker posts
- . Surface fully restored to precondition
- . Hedges re-instated



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When will the work take place?

Key Milestones

Storage Shaft and SPS Construction:

Pannal Storage Shaft – Now – Spring 2027

Fulwith Mill Lane Storage Shaft – May – Spring 2027

Spring Lane Pumping Station – July 2026 – Spring 2027

Harlow Carr Pumping Station – June 2026 – Spring 2027

Pipelines:

Highways – May 2026 – Feb 2027 Harlow Carr to Squinting Cat (Highways)

Lady Lane – Rolling Road Closure – Squinting Cat to Beckwithhead Road – **29 June to 27 Nov 2026**

Beckwithhead Road – 2-Way temp traffic lights – **Dates TBC**

Fields – 5th May – Nov 2026

Squinting Cat to Yew Tree Lane

Yew Tree Lane to Spring Lane

Spring Lane to Pannal (fields with road crossing of Church Lane) Road Crossing 2-way temp lights – **Dates TBC**



Sandy Bank Wood

Why was this access route taken?

Access to Pannal Storage Site

The site is in a strategic position within the sewer network, allowing us the opportunity manage and store flows effectively. This means we can avoid carrying out any further expensive work elsewhere in the system.

Why was access via the church not utilised?

- Proximity to School and village amenities
- Proximity to historic church
- All logistics through heart of village
- Tree loss requirements
- Conservation area
- 2 beck crossings
- Closure of car park

Why was access not taken from the A61?

- No exiting entrance direct from A61
- New bridge required over A61 capable of taking construction traffic
- Watercourse permissions
- Planning permissions
- Significant Impact of traffic flow on A61
- Impact on working farm
- Tree and hedgerow loss

Why was access from Church Lane not utilised? (up and over hill)

- Significant cut and fill operations to create safe haul road
- Risks on slope stability
- Drainage of haul road
- Significant impact on Pannal common site
- Tree / grassland habitat loss
- Significant impact on working farm

Works in Sandy Bank Wood

- Temporary haul road installed through woods – build on existing historic track
- Permeable membrane installed and cleanstone imported to construct suitable roadway
- Drainage pathway maintained to pond
- Circa 22 Trees removed
- All Timber remains on site.
- Site secured with fencing and CCTV in operation
- Bluebells either side of trackway are unaffected and blooming as usual



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Hedges and Trees

All necessary permissions for hedge and tree removals were applied for and granted.

All vegetation removal was conducted under ecological supervision as is mandated by law.

Significant ecological studies were undertaken across the area prior to work starting and will continue throughout.

Hedges will be replanted on completion with mixed native species (planted as whips allowing necessary root development)

Ongoing consultation regarding re-instatement strategy for post works at Sandy Bank Woods is taking place with North Yorkshire Council

NOTE – Any trees / hedges will be planted in the appropriate planting season on completion.

Hedges on Completion

Planted in 2021



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Benefits to Pannal village and Crimble Valley

What benefits will the scheme bring to the area?

Scheme Benefits

- **Substantial proactive investment ahead of housing growth**
- **A more resilient sewerage infrastructure system for the future**
- **Significant additional storage capacity within the local network**
- **Stored flows returned to the network for treatment at Harrogate South Sewage Treatment Work**
- **Lower frequency of sewerage discharges via consented CSO'S to the River Crimple**
- **Improved Water quality in local watercourses**
- **Better river, public and environmental health**



Legacy

- **Hedges to be re-instated on completion**
- **Land to be returned to agricultural use (pre-start condition)**
- **A detailed plan will be established for the reinstatement of Sandy Bank Wood and Pannal common, awaiting confirmation from the Council over what they would like**
- **Working with Harlow Carr gardens**
- **Working with Pannal Primary School**
 - Volunteering team time
 - Improving their woodland class areas
 - Equipment donations
 - Education sessions
- **Rights of way will be reopened once the ground is suitable on original routes.**

Any questions?



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**Thank you for your patience whilst
we complete this essential work.**

