



Yorkshire Water Services

Tel- 0345 1 24 24 24

When telephoning or writing
please quote ref: Capital YW. 203241

17 September 2026

Dear Customer,

Road Closure Notification on Yew Tree Lane, Pannal

We're writing to let you know about a planned **road closure that will be in place along a section of Yew Tree Lane in Pannal** from **Monday 5 October 2026 for 5 days**. This road closure is part of our project to invest **£15 million to improve our wastewater network in the Harrogate area**, which is taking place because of planned future housing growth locally.

This project includes **installing nearly 5km of new sewer pipes alongside building two new sewage pumping stations and two new storage tanks**, which will collectively strengthen our ability to manage wastewater during periods of heavy rainfall, reducing the risk of flooding and making your local network more resilient for the future.

Our contract partner, Mott MacDonald Bentley (MMB), who are carrying out this work on our behalf need to close a stretch of Yew Tree Lane (at Clark Beck Crossing) during this period to install a section of the new wastewater pipeline as part of this project. This pipeline is the final section of pipework that will connect our new gravity sewer together, which leads to our Spring Lane Sewage Pumping Station that is currently in the early stages of being built. This additional pipework will mean we can move wastewater more efficiently across our expanded network once this project has been completed.

The closure will be in place 24/7 during this period. This is because we'll need to create an open cut excavation to be able to see existing utilities and pipes in the road before the new pipeline will be drilled. Any excavations will be fenced off and

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secured in accordance with our health and safety requirements to keep members of the public and our site team safe at all times.

There will also be a diversion route in place for those travelling in the area, which directs vehicles to travel along Whinney Lane and Hill Top Lane. Access to properties at either side of the closure on Yew Tree Lane will be maintained up to the physical points of our closure. We've included a map illustrating this closure (marked in red) and the diversion route (marked in yellow) at the end of this letter, for your reference. Please bear this in mind if you'll be travelling in the area.

MMB alongside one of our subcontractors, Ken Rodneys, will be operating during the working hours of 7:30am to 6pm, Monday to Friday, to complete this phase of our project. However, they may need to work outside of these hours or at weekends to keep to our project timeline.

We won't need access to your property as part of this work, but please remember to always ask for identification from anyone who states that they work for, or with, Yorkshire Water before letting them into your home.

We're working with MMB to complete this project as quickly as possible while keeping disruption to a minimum for local residents where we can. We will next get in touch if we have any further updates regarding our project that you need to be aware of. Thanks for bearing with us while we carry out this work and continue to invest in your area.

Want to know more?

If you have any questions about this work, please give us a call on 0344 848 1099 and quote Capital **YW.203241**. We're here Monday to Friday, 8am to 5pm, and we'll be happy to help.

Yours sincerely,
Capital Customer Experience Team
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