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8th October 2018

Dear Sir/Madam,

230 Cumberworth Lane, Denby Dale, Huddersfield - Outline application for erection of residential development

Thank you for consulting Yorkshire Water regarding the above proposed development. If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.
(In the interest of satisfactory and sustainable drainage)**

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration is not reasonably practical;**
- b) evidence of existing positive drainage to public sewer and the current points of connection; and**
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 50% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)

Waste Water

Observations:

1) The Drainage Strategy Report prepared by JNP Group (Report B20170/DSR 1 dated 24/12/2014) requires clarification.

In summary, the report states that soakaways will be tested further. If soakaways are not feasible, the site will continue to drain to the combined sewer network. This is unacceptable. If soakaways are not feasible, the surface water sewer network in Bluehills Lane should be considered. If the surface water sewer network is proven not to be feasible, surface water may discharge to public combined sewer at a restricted rate of 50% less than the existing flow rate.

The means of surface water management has not been properly considered within the drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

2) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration is not reasonably practical before considering disposal to public sewer.

The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 50% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

Stephanie Walden
Land Use Planning Manager

cc: