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Developer Services  
Pre Development Team  
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BD3 7AY

For telephone enquiries ring:  
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Your Ref: 2020/92350  
Our Ref: W010454

28th August 2020

Dear Sir/Madam,

**Land South Of Heybeck Lane , Chidswell, Shaw Cross, Dewsbury - Outline application for residential development (Use Class C3) of up to 181 dwellings, engineering and site works, demolition of existing property, landscaping, drainage and other associated infrastructure**

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

#### **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 building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public sewer i .e. a protected strip width of 6 (six) metres, that crosses the site . If the required stand-off distance is 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 order to allow sufficient access for maintenance and repair work at all times )

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:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker .

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

1) On the Statutory Sewer Map, there is a 300 mm diameter public combined sewer recorded to cross the site. 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.

In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line. It would also appear that the public sewer is unlikely to be affected by building-over proposals.

A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

2) It is noted from the submitted application form that the developer is proposing to discharge surface water to watercourse. Sustainable development requires appropriate surface water disposal and we fully endorse this proposal. The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

No drainage information has been submitted as part of this application, so our recommended condition will cover the developer's proposals. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

Notes For The Developer:

i) 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 should contact our Developer Services Team (telephone 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

Yours faithfully

**Joe Summers**  
Development Technician  
Developer Services