



YorkshireWater

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Your Ref: 2021/93150

Our Ref: X015131

For telephone enquiries ring:
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2nd September 2021

Dear Sir/Madam,

Lowdham Leisureworld, Crosland Hill Road, Crosland Moor, Huddersfield, HD4 5NU –
Residential development for 87 dwellings including demolition of existing buildings and
ground works, provision of open space, landscaping and on-site infrastructure

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 conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(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 or watercourse are 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 30% 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

1) The submitted Flood Risk Assessment prepared by Egorum (Report dated 2018) is acceptable. In summary, the report states that:

- a) Foul water will discharge to public combined sewer;
- b) Sub-soil conditions do not support the use of soakaways;
- c) The site is remote from watercourse; and
- d) Surface water will discharge to public sewer via storage with restricted discharge set to 70% of the proven 1 in 1 year discharge.

Yorkshire Water promote the surface water disposal hierarchy and the developer has demonstrated that surface water disposal via infiltration or watercourse are not reasonably practical.

2) Curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.



YorkshireWater

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority 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.

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

Water Supply

NOTE: A 8" CI live main lies within redline boundary, if not required, this would need to be disconnected and removed and all costs to be borne by Developer.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services