



YorkshireWater

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Yorkshire Water Services
Developer Services
Pre-Development Team
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For telephone enquiries ring:
Joe Summers on 03451 208482

Your Ref: 2022/91735
Our Ref: Y009130

5th July 2022

Dear Sir/Madam,

Land off Hermitage Park, Lepton, Huddersfield – Outline application for erection of residential development

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. The maximum foul water pump rate shall not exceed 6 (six) litres per second.

(In the interest of satisfactory and sustainable drainage)





No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

Waste Water

- 1) The submitted Flood Risk Assessment prepared by Fortem, dated April 2022 is acceptable. In summary, the report states that:
- a) foul water will discharge via a pumped connection (no rate specified) to the 300 mm diameter public combined sewer within Rowley Lane;
 - b) sub-soil conditions do not support the use of soakaways; and
 - c) as a result, surface water from the developed site will discharge to watercourse (Beldon Brook).

We have no objection to the drainage proposals. The foul water pump rate shall be restricted to a maximum of 6 (six) litres per second.

- 2) The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.



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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/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

