

**Mathias Franklin**  
**Head of Planning Services**  
**Kirklees Metropolitan District Council**  
**P.O. Box B93**  
**Civic Centre**  
**Huddersfield**  
**HD1 2JR**

**Yorkshire Water Services**  
**Developer Services**  
**Sewerage Technical Team**  
**PO BOX 52**  
**Bradford**  
**BD3 7AY**

**Tel: 0345 120 8482**

**Email:**  
**planningconsultation@yorkshirewater.co.uk**

**Your Ref: 2023/91116**  
**Our Ref: Z002461**

**1st June 2023**

Dear Sir/Madam,

**Land off Primrose Lane, Hightown, Liversedge – Erection of 67 dwellings**

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

**Waste Water**

**NOTE- it appears from the submitted site layout that buildings will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public water network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the water mains.**

1.) The layout and landscaping details submitted on drawing 'Soft Landscape Plan' 4132 2100 (revision E) dated 02/04/2023 that has been prepared by Daniel Wilkinson is not acceptable. The following point(s) should be addressed:

a.) the submitted drawing appears to show a building proposed to be built-over the line of public watermain



YorkshireWater

- b.) the submitted drawing should show the site-surveyed position of the public watermain crossing the site.
- c.) the submitted drawing should show the required watermain legal easement - or agreed alternate scheme
- d.) the submitted drawing appears to show new tree planting within 6 metres of the public water main

2.) On the Statutory Sewer Water main map, there is a 700mm diameter ductile Iron water main recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

- a.) In this instance, a legal easement of 12 metres ( 6 metres either side) is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the main.
- b.) The mapped position of the watermain is indicative only and should be confirmed by on-site survey. Please contact [tech.support.engineer.west@yorkshirewater.co.uk](mailto:tech.support.engineer.west@yorkshirewater.co.uk) to arrange site survey.
- c.) There should be no new tree planting within 6 metres of the public sewer.
- d.) A proposal by the developer to alter/divert a public watermain will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**

