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Yorkshire Water Services
Developer Services
Pre-Development Team
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Your Ref: 2024/91242
Our Ref: A002581

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6th June 2024

Dear Sir/Madam,

Land north east of, Shepley Road, Stocksmoor, Huddersfield, HD4 6XW – Erection of residential development (up to 50 dwellings) with associated access, parking, public open space, landscaping and 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:

**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)**

**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)**

1. Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage



YorkshireWater

pumping is required, the peak pumped foul water discharge must not exceed 4.75 (four point seven five) litres per second.

2. The developer is proposing to discharge surface water to watercourse and SUDS. 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.

It is understood that Stone Wood Dike is located to the east of the site. This appears to be the obvious place for surface water disposal.

The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. 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.

Yours faithfully

Becca Khan
Pre-Development Sewerage Technician

