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**Your Ref: 2024/93594**  
**Our Ref: A007078**

**12th March 2025**

Dear Sir/Madam,

**Hollinghurst Farm, 76 Hall Ing Lane, Honley, Holmfirth – Erection of 9 dwellings including associated works**

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

**Water Supply**

**A water supply can be provided under the terms of the Water Industry Act, 1991.**

**No construction works in the relevant area(s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.**

**(In the interest of public health and maintaining the public water supply)**



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- 1.) A 4 inch PVC main is mapped across the site entrance.
  - a.) This asset should be adequately protected from loading vibration and damage, from plant and machinery during construction.
  - b.) The mapped position of this asset is indicative only and should be confirmed through site survey.
  
- 2.) A supply can be made available from the 4 inch PVC main.
  - a.) The costs are unlikely to be excessive.
  - b.) Pressure at the POC will be in the region of 80 mhead.

### **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:

**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 not to exceed 3.5 litres per second.**

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

**No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.**

**(To ensure that no foul water discharges take place until proper provision has been made for their disposal)**





## YorkshireWater

1.) The submitted 'Flood Risk Assessment with Outline Drainage Strategy' prepared by 186-62-DOC001, dated 19/12/2024 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that

- a.) Foul water will discharge to public foul.
- b.) Sub-soil conditions do not support the use of soakaways due to site topography.
- c.) Surface water will discharge to public combined water sewer via storage with restricted discharge of 5litres/second - this rate is not acceptable.
- d.) The means of surface water management has not been properly considered within the FRA/drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

2.) 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.

- a.) Regarding the foul water proposals, the local public sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.
- b.) A robust build plan and start date is required, so we can undertake an internal (Yorkshire Water) network reinforcement study to determine the suitable point(s) of connection to the available network, along with the relevant timescales required for any upgrade work which we will facilitate.
- c.) Yorkshire Water will promote an internal sewer network reinforcement investigation. The developer is required to provide a proposed start date and build program. The cost of the investigation and any subsequent works will be the responsibility of Yorkshire Water.

3.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal, particularly as the combined water sewer does not have the capacity to accept surface water.

- a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via watercourse are not reasonably practical before considering disposal to public sewer.
- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.
- c.) Ludhill Dike is approximately 117 metres from the site, which may prove an acceptable means of surface water disposal - appropriate 3rd part land permission must be sought.
- d.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public combined water sewer at a restricted rate not to exceed 3.5 litres per second.





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4.) 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](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 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

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

