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**Your Ref: 2025/91121**  
**Our Ref: A/01383**

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**7th July 2025**

Dear Sir/Madam,

**St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton - (KIRK) Demolition of existing vicarage and erection of 10 apartments**

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

**Waste Water**

Yorkshire Water **objects** to the proposed development due to insufficient information regarding the surface water drainage strategy. Yorkshire Water needs more details to assess the impact of the development on the local drainage system before they can determine their position on the application.

1. The submitted Drainage Statement prepared by AMA , dated March 2025 is unacceptable.

In summary, the report states that

Foul water will discharge to public combined water sewer.

Sub-soil conditions do not support the use of soakaways and soakaway testing to be undertaken.

Site is remote from watercourse.

Surface water will discharge to public sewer via storage with restricted discharge of 11.7 litres/second.

Yorkshire Water would expect the rate of discharge to be lower from a development of this size.

Yorkshire Water requires further information regarding the means of draining surface water from the development.

2. The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

Yorkshire Water promote the surface water disposal hierarchy and the developer must provide



YorkshireWater

evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

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 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.

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.

Yours faithfully

**Becca Khan**  
**Town Planning Technician**

