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Yorkshire Water Services
Land and Property
Western House
Western Way
Halifax Road
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Your Ref: 2025/91121
Our Ref: A/01383

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23rd December 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

No new evidence based information has been submitted in the revised Drainage Statement. Yorkshire Water has no additional comments to make in regards to the submitted information. Our previous comments outlined in our previous response dated 7 July 2025 still apply.

That is, no CCTV survey confirming existing surface water connections to the public sewer network. The only change contained within the report is the reduction of proposed surface water rate of flow to the sewer network based on existing impermeable area but no supporting drawings or plans.

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.

Where the developer is unable to provide the evidence, then a surface water discharge rate to not exceed 3.5 litres per second will be accepted.

Yours faithfully



YorkshireWater
Becca Khan
Town Planning Technician

