Yorkshire Water Services
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For telephone enquiries ring:

George Mullaney on 0345 120 8482

Your Ref: 2025/91370

Our Ref: A/01403

24th April 2026

Dear Sir/Madam,

Land at Gynn Lane, Honley, Holmfirth - (KIRK) Demolition of existing dwelling and erection of 50 dwellings with associated access, infrastructure and associated works

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

YorkshireWater

Waste Water

If planning permission is to be granted, the following condition should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment prepared by Haigh Huddleston & Associates, dated January 2026.
(In the interest of satisfactory and sustainable drainage)

1) The submitted Flood Risk Assessment prepared by Haigh Huddleston & Associates, dated January 2026 is acceptable. In summary, the report states that: -

a) Foul water will discharge to public combined water sewer
b) Sub-soil conditions do not support the use of soakaways
c) A watercourse exists near to the site -- connection subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements
d) Surface water will discharge to watercourse

2) Yorkshire Water has no objection in principle to:

a) The proposed separate systems of drainage on site and off site
b) The proposed point of discharge of foul water to the public 225mm diameter combined sewer in Gynn Lane
c) The submitted drawing shows surface water proposed to be drained to watercourse

submitted on drawing E24/8017/001F (revision F) dated 16/01/2026 that has been prepared by Haigh Huddleston & Associates.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

3) Regarding the foul water proposals, the public combined sewer within Gynn Lane does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.

a) 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.
b) 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.

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Yours faithfully

George Mullaney
Town Planning Technician