



YorkshireWater

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Your Ref: 2025/91554

Our Ref: A/03090

7th January 2026

Dear Sir/Madam,

Land at Merchant Fields Farm, off Hunsworth Lane, Cleckheaton – (KIRK) Non material amendment to previous permission 2024/91260 for variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) of previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroy Drive – revisions to house types, unit size mix and layout

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





YorkshireWater

Waste Water

Yorkshire Water object to the variation of condition 2.

1) The layout details submitted on drawing 122-PL-01-A-D (revision A-D) dated 16/10/2025 that has been prepared by Harron Homes require amendments. The following point should be addressed:

a) the submitted drawing should show the site-surveyed position of the public 800mm diameter syphon sewer crossing the site

2) It is noted from the submitted covering letter the applicant wishes to vary condition 2 as a result of confirming the precise location of the syphon sewer and access road requirements prompting a need to change the site layout so as not to infringe on the easement of the sewer. Yorkshire Water requires to see the confirmed location of the syphon sewer, along with its easement on the revised layout drawing.

Yours faithfully

George Mullaney
Town Planning Technician

