



YorkshireWater

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**For telephone enquiries ring:**  
**George Mullaney on 0345 120 8482**

**Your Ref: 2025/92776**

**Our Ref: A/02957**

**9th December 2025**

Dear Sir/Madam,

**Land at Eastfield, Shepley, Huddersfield - (KIRK) Outline application, with all matters reserved, for residential development with associated open space, landscaping, drainage infrastructure and associated works**

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





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**Waste Water**

**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. Yorkshire Water note that the site is not allocated within the adopted Kirklees Local Plan and as such the site has not been considered within the current Yorkshire Water Asset Management Plan (AMP) period. Should the site come forward as part of a planning application Yorkshire Water (YWS) would likely not support the proposal. Yorkshire Water wishes to object to the development on the grounds that flood risk, pollution and public health may all be negatively impacted as a result of the development.**

**However, should the LPA wish to grant permission YWS requests that the following conditions are attached to the approval:**

**Development shall not commence on any phase of the development until a scheme to ensure that on-site and off-site foul water sewerage and the receiving waste water treatment works, designed to serve the whole development, is of adequate capacity to ensure proper disposal has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme and the number of properties to be constructed within that phase, or within any other period or number of properties as may subsequently be agreed in writing, by the Local Planning Authority. Furthermore, occupation of the development shall not commence until the approved drainage works have been constructed in accordance with the approved plans.**

**(To ensure the site can be properly drained without risk of flooding/pollution to the local aquatic environment, public health and public amenity).**

**No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.**

**(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)**

Notes For The Developer:

i) If the developer is looking to have new sewers included in a sewer adoption agreement with





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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.

- a) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse.
- b) The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.
- c) As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

### **Groundwater Protection**

The development is located within a source protection zone, but this does not relate to a Yorkshire Water owned groundwater source – the developer should liaise and consult with the abstractor.

Yours faithfully

**Robert Illingworth**  
**Town Planning Senior Engineer**

