



E96/1624/MH/PW/8263

14 October 2025

**Martin Stephenson**  
Kirklees Land Drainage

**Planning Ref: 202/91579**

Dear Martin

**Re: Development at the Homestead, Almondbury**

**Drainage Note**

Further to our recent conversation we can confirm that Haigh Huddleston Associates attended site and we are unable to locate the culverted watercourse crossing the open space to the South of the site. There are no manholes within the ground area and no evidence of the system either side of Hurst Knowle Road or in the Fernside Park below the site

At present we are unable to identify if the culverted watercourse is present and cannot confirm either a location or a depth as it crosses the road. Therefore we would propose to discharge surface water into the combined sewer.

Please note the drainage investigation for the development has indicated that the existing outfalls into the existing 300mm diameter combined sewer located in Hurst Knowle. We have agreed a proportional reduction to discharge the proposed development into the combined sewer with Yorkshire Water in accordance with an engineering feasibility plan E24/8263/01A

I would be grateful if you could confirm the attached proposals are satisfactory to yourselves

Should you have any queries please do not hesitate to contact me.

Yours faithfully

**MARTIN HUDDLESTON MEng**



YorkshireWater

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Developer Services  
Pre-Development Team  
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**Your Ref:**

**Our Ref: A006199**

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

**21st January 2025**

Dear Ms Huddleston,

**The Homestead, Almondbury, Huddersfield, HD5 8SG – Pre-Planning Sewerage Enquiry  
V738532**

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

**Foul Water**

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should preferably extend to the public sewer.

Foul water domestic waste can discharge to the 300 mm diameter public combined sewer recorded in Hurst Knowle, at a point to the east of the site.

**Surface Water**



The developer's attention is drawn to Requirement H3 of the Building Regulations 2010. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

It is understood that a culverted watercourse is located to the south of the site. This appears to be the obvious place for surface water disposal (if SuDS are not viable). Please note Yorkshire Water cannot provide plans of culverted watercourses or highway drains. To obtain plans please contact the Lead Local Flood Authority for more details.

If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing and proposed drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the present and proposed use of the site, along with the calculations that show the existing and proposed discharge rate from the site to the public sewer.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are 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.

#### Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply online or obtain an application form from our website ([www.yorkshirewater.com/developers/sewerage/sewerage-connections/](http://www.yorkshirewater.com/developers/sewerage/sewerage-connections/)) or by telephoning 0345 120 84 82.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network or interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst



YorkshireWater

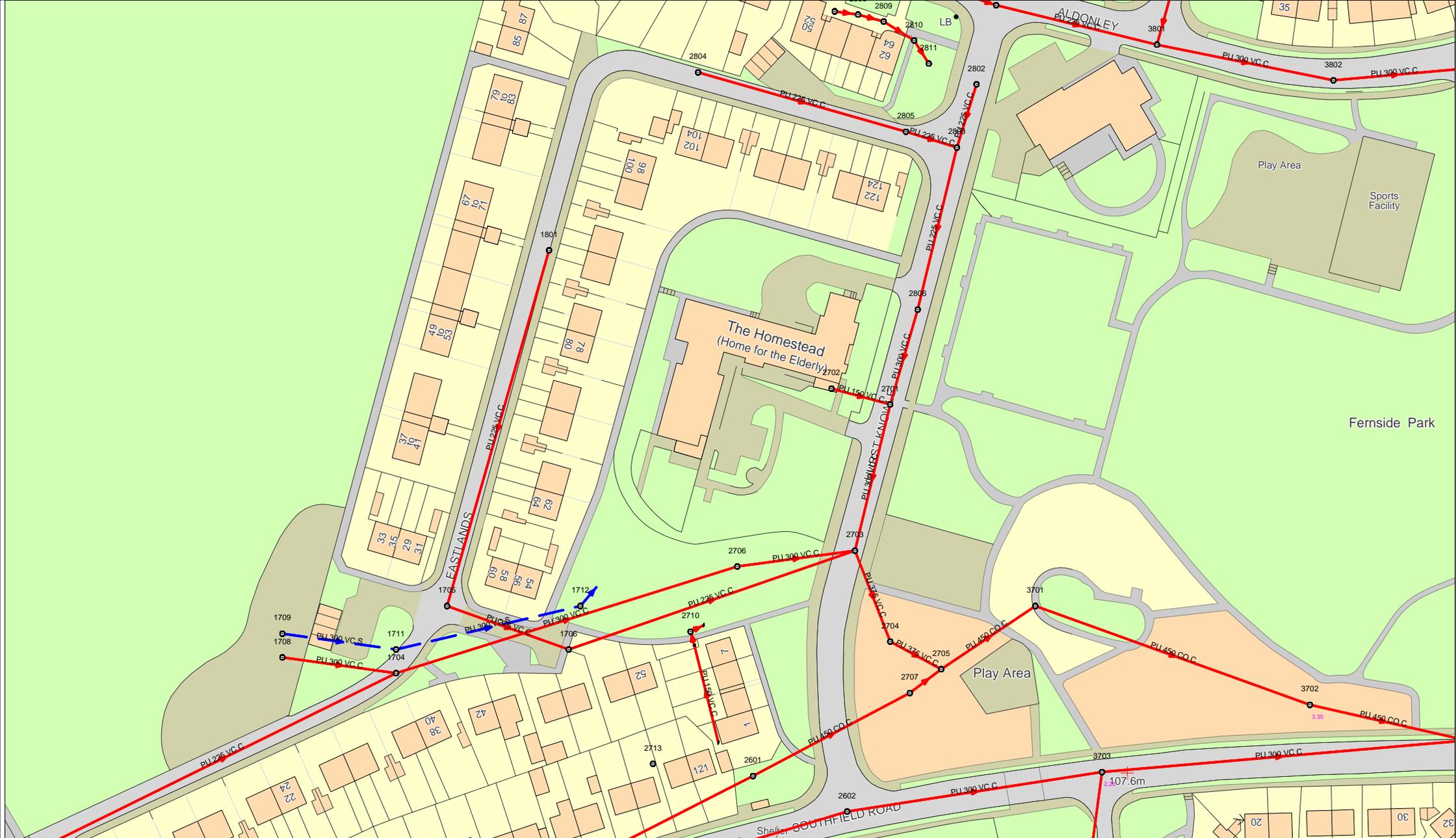
other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for Code for Adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

All the above comments are based upon the information and records available at the present time and are valid for a period of 12 months. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours sincerely

**George Mullaney**  
**Town Planning Technician**



417153 : 415746

Map Name : SE1715NW

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 Halifax Road,  
 Bradford BD6 2LZ  
 Contact Name :  
 G Mullaney  
 Contact Tel :

Title

Notes

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Partial Key

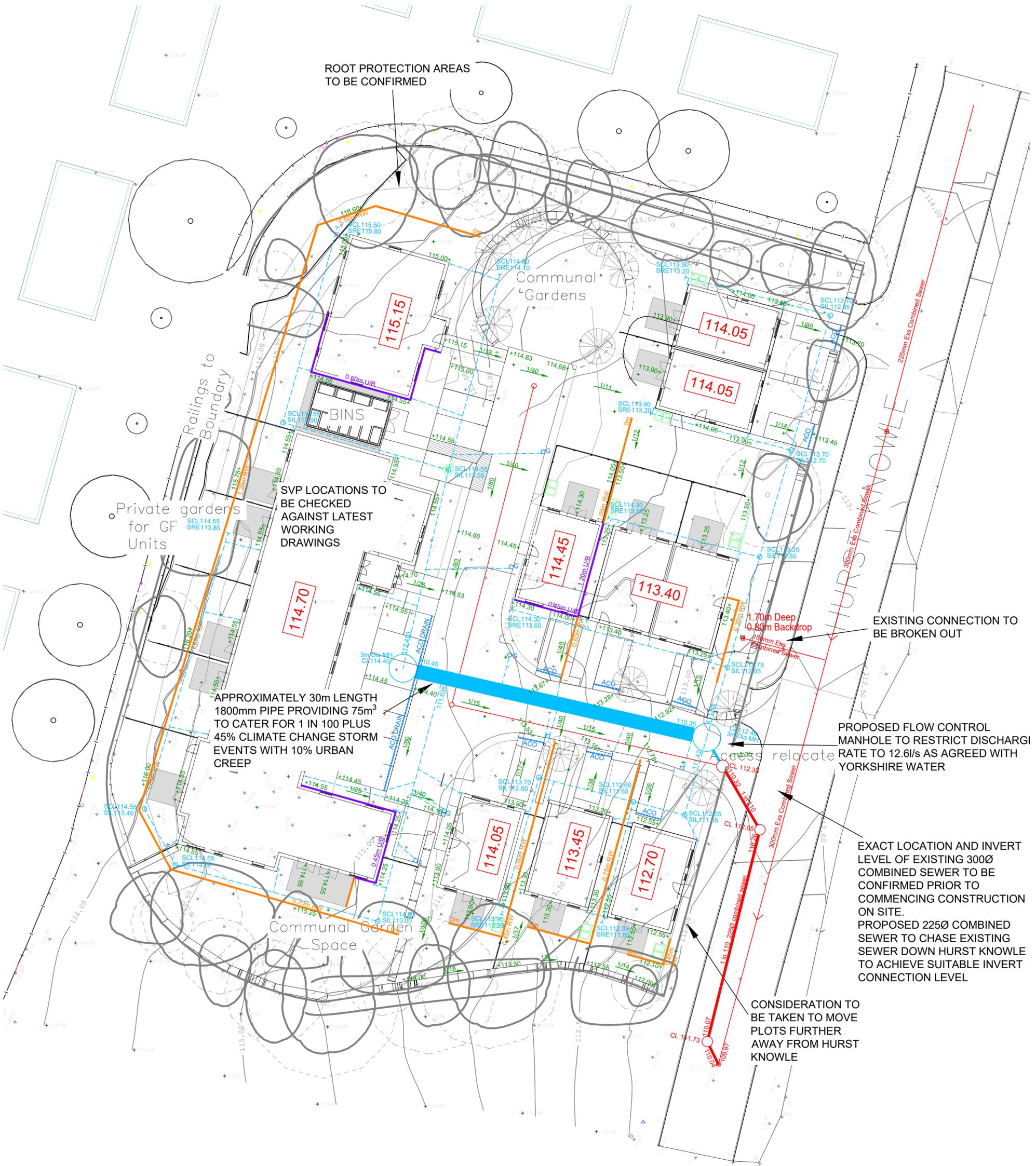
- Foul Sewer = F
- Combined Sewer = C
- Surface Water Sewer = SW
- Trade Sewer = TD
- Partially Separate = PS

Date Req : 21/01/2025, 11:21:50

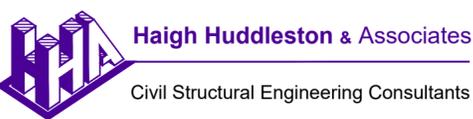
Source : Sewer Network Enquiry

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.

Date Gen : 21/01/2025, 11:22:40



Rev A Updated to suit latest site plan 25.07.25 OF



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Project	HIGHSTONE PROPERTIES
Client	THE HOMESTEAD, ALMONDBURY
Detail	ENGINEERING FEASIBILITY PLAN
Scale	1:250
Dwn	MD
Chkd	MD
Date	May'25
Dwg No.	E24/8263/01A