



YorkshireWater

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For telephone enquiries ring:
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Your Ref: 2025/93572

Our Ref: B/00160

24th February 2026

Dear Sir/Madam,

Land South of Barnsley Road, Upper Cumberworth, Huddersfield - (KIRK) Outline application with all matters reserved, bar vehicle access into the site, for erection of up to 123 dwellings with associated works including open space, landscaping, drainage infrastructure

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





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Regarding the foul water proposals, at present the sewer network does not have sufficient available capacity to support the size of development proposed. It is understood 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. 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

No development (excluding demolition, archaeological investigation, services diversions and any land remediation/ground improvement works) shall commence until a scheme for the provision of foul water drainage for the whole site, a timetable for its implementation, a phasing plan and adoption/maintenance details have been submitted to and approved in writing by the Local Planning Authority. Thereafter the foul drainage scheme shall be implemented and maintained in accordance with the approved scheme. (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)

1) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

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





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required for the construction of a new outfall structure.

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

Yours faithfully

George Mullaney
Town Planning Technician

