

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

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| Observations By: | KC, Lead Local Flood Authority |
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| Application No. | 2023/93667 |
| Proposed Development: | Outline application for demolition of buildings and erection of residential development (up to 261 dwellings), redevelopment of Lodge Cottage for residential use and associated works |
| Location: | Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA |
| OS Map Reference | SE 418079.4409 412746.3674 |
| Applicant/Agent: | Johnson Mowat |
| Class: | LargeScale Major Developments |

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **22-Mar-2024**.

If you would like to contact the Case Officer: David Wordsworth for any reason then please do so on: Tel. 01484 221000 Ext. 79071.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/93667>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **22-Mar-2024** then the application may be decided without the benefit of your views.

Dated: 01-Mar-2024

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Lead Local Flood Authority**

**2023/93667 Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8
0WA**

**Outline application for demolition of buildings and erection of residential development (up to
261 dwellings), redevelopment of Lodge Cottage for residential use and associated works**

Date Responded: 24th March 2024

Responding Officer: Paul Farndale

Responding Ref:

Further to our comments of 6th February 2024 FURTHER INFORMATION IS REQUIRED.

Initial soakaway testing results have been provided and are encouraging. Four season testing will be required for a site of this size. It is clear that space can be made for an extension to the size of the infiltration basin if required. However, a provisional worked scheme for infiltration basins showing an estimated maximum water level based on initial infiltration test results would be useful. Detailed design should be in accordance with CIRIA guide c753.

However, an assessment of substrata is still required (borehole) so a geotechnical report including potential re-emergence can be produced by a qualified authority.

No existing drainage report has been supplied. This was requested. We note that access roads and car parking areas are positively drained.

Yorkshire Water will need to comment on the potential diversion of existing public sewers crossing the site.

It is clear that flood routing has not been taken into account in the design of the layout. The design included low spots on roads next to properties that does not protect curtilages from flooding. An improved flood routing drawing is required that shows clear plot numbers (different numbers overlay each other which makes commentary difficult), measured contours on all roads, cul-de-sacs and parking areas (some contours carry no measurement).

The r value offered for rainfall events is too high for the area at 0.4 Kirklees generally ranges from 0.24 up to 0.35. This value can skew results in determining the critical rainfall event.

Previous applications for this site have looked at connections to watercourse to the south-east of the site. The connection point is slightly complicated as there is a pump house in this location.