

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

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

**Outline application, including the consideration of access for vehicle into the site, for
demolition of buildings and erection of residential development (up to 261 dwellings), including
redevelopment of Lodge Cottage and Administration Building for residential use, two vehicular
access points off Storthes Hall Lane, and associated works**

**Date Responded: 28th March 2025
Responding Officer: Paul Farndale
Responding Ref:**

Further to our previous comments, flood routing for the indicative plan would be unacceptable if this was taken forward. Low spots have now been shown for the existing site, and this should influence any proposed layout so that overland flows are conveyed by the road network and through open space. They should not flow through curtilage.

As this is an indicative layout and layout is a reserved matter, flood routing can be conditioned, but the developer should be aware of the issues with the indicative layout which are unacceptable.

Suggested Conditions

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, outfalls, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and thereafter retained.

DR07 Overland Flows and Flood Routing

The development shall not commence, and reserved matters application not approved, until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios, and exceedance events, on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. Flood routing should avoid property curtilage where reasonably practicable and utilise road networks and open space. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, and such approved scheme shall be retained thereafter.

DR10 Construction Phase Flood Risk and Pollution Prevention (Temporary Drainage)

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

DR18 Soakaways

Development shall not commence until a scheme demonstrating an adequately designed soakaway/infiltration basin for an effective means of drainage of surface water on this development/site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include percolation tests in accordance with BRE Digest 365 along with calculations demonstrating that the designed soakaways can store a critical 1 in 30-year storm event and can empty by 50% within 24 hours. The critical 1 in 100-year storm must be retained safely within the site. The scheme shall include a maintenance and management plan utilising risk assessments to form a method statement comprising of an itinerary and schedule of task, in accordance with CDM regulations 2015. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and retained thereafter.

Section 106

A management company is required to be set up to maintain and manage sustainable drainage systems (surface water) for the lifetime of the site or up until such a time as the infrastructure is adopted by the Statutory Undertaker or NAV equivalent. This is a duty for the LPA to ensure under NPPF.