



Dated: 02-Apr-2025

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Head of Planning and Development

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

2025/90708 Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton

Discharge of details reserved by conditions 3 (Construction (Environmental) Management Plan), 6 (Temporary surface water management details), 8 (Proposed internal adoptable roads), 9 (Permanent site entrance details), 16 (Surface water attenuation details), 17 (Details of Swale/ditch management), 19 (Phase II Site Investigation details), 20 (Remediation Strategy), 25 (Noise Impact Assessment), 30 (Arboricultural Method Statement/ Tree Protection Plan), 34 (Biodiversity Gain Plan) of permission 2024/91260 for Variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) on previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroyd Drive – revisions to house types, unit size mix and layout

Date Responded: 23rd April 2025

Responding Officer: Paul Farndale

Responding Ref: 1

Condition 6 – Temporary Drainage

A narrative needs to accompany any drawings to demonstrate a risk assessment of flooding and pollution has taken place and a bespoke method to reduce risk to acceptable levels via an itinerary and schedule of task linked to different phases of the project.

Back up plans are required should initial measures be exceeded, such as tankering and flocculation.

The temporary drainage information shows a tank instead of the intended pond which is incorrect. Site soil strip areas must be identified prior to drainage being installed. It is recommended not to completely strip the site if practicable and therefore untreated water landing on these areas can be passed on.

Any bund system used will have a low spot. For a site like this a 1 in 2 year/ 1 in 5 year 6 hour storm should be held on site depending on the estimated build time. This should be clearly shown on plans with calculations.

We do NOT recommend that this condition be discharged at this point in time.

Condition 16 – Drainage Details (attenuation and flow control).

A carlow tank is listed on one drawing and crate storage on another.

A final tank and pond design including plan and cross sections are required with volume identification. Materials and liners should be clearly indicated. Structural calcs for any elevated pond will need to be assessed and signed off by a competent person. A cross section of pond to outfall and beck is also needed.

The pond should also show 1 in 1, 1 in 30, 1 in 100 and 1 in 100 + climate change critical water levels and invert level and any freeboard above the 1 in 100 + climate change level. Details of inlets and outlets have not been submitted

Plans and cross section of the outfall to beck and any baffle/erosion protection and flap valve should be submitted. The flap valve should be 150mm minimum above the normal water line.

No hydraulic calculations and simulation have been provided for the two surface water systems submitted.

No maintenance and management plan for surface water drainage has been submitted. This will be carried out by a management company until such a time that the infrastructure is adopted.

The main road flood routing is accepted.

We do NOT recommend that this condition be discharged at this point in time.

Condition 17 Northern Swale/Ditch

No information has been submitted for this condition which includes design, safe flood routing for blockage scenarios and a maintenance and management scheme.

We do NOT recommend that this condition be discharged at this point in time.