

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Further or Amended Plans/Information Received – temporary drainage arrangements, SuDS maintenance information, drawings, specification and other documents

Observations By:	KC, Lead Local Flood Authority
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Application No.	2025/90708
Proposed Development:	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
Location:	Land at, Merchant Fields Farm, off Hunsworth Lane, Cleckheaton
OS Map Reference	SE 419001.2118 426449.1157
Applicant/Agent:	Harron Homes Yorkshire Ltd
Class:	No Required
Site Area (sq. m):	119725.0

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 **29-Jul-2025**.

If you would like to contact the Case Officer: Victor Grayson for any reason then please do so on: Tel. 01484 221000 Ext. 77803.

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=2025/90708*](http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90708)



*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 **29-Jul-2025** then the application may be decided without the benefit of your views.

Dated: 15-Jul-2025

Mathias Franklin
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: 4th August 2025 Responding Officer: Paul Farndale Responding Ref: 2

Condition 6 – Construction Phase Flood Risk and Pollution Plan (temporary drainage).

A narrative has been supplied but drawings still show one phase. At the very least pre and post attenuation installation phases are required. However, in this case some land is not to be soil stripped straight away so such phases should be detailed in description and plan.

Latter phases should include how drainage infrastructure is protected from sediment ingress from gullies and manholes for example.

We also believe water stored by bunds is likely to require sediment to settle out before discharging to watercourse. A tanker should be the last resort. Klargesters or similar are often used as a back up where dealing with sediment proves to be an issue.

It is not clear from levels of bunds and topography where the 1 in 2 6 hours storm will site on site. This capability needs to be shown and this space's place in the development programme considered.

We do NOT recommend that this condition is discharges at this moment in time.

Condition 16 – Attenuation, Flow Control and Maintenance & Management

There is no objection to headwall details for inlet to the detention basin and outfall to watercourse. The outlet from the pond does require a trash screen in accordance with modern standards/current thinking. This means a horizontal section of bars before a 45 degree or 60 degree fall to within 150mm clearance of the invert of the outgoing pipe. This allows for an overspill even when the angled screen is blocked and free passage of small sized debris. The Principal Engineer should oversee the health and safety aspects of this design including maintenance as part of CDM Regs 2015. For further information on acceptable design please contact floodmanagement@kirklees.gov.uk.

Maintenance and Management tasks should include descriptions of how they are carried out including access to detention basins and tanks with correct plant and equipment.

The flow control device should be included in the maintenance and management regime for SUDS, clearing sumps, penstock and bypass plate maintenance, and the replacement of the neoprene seal if the flow control device is ever removed.

There are no plans and cross section details of the tanks which may be crate storage. One tank has no access shown. It is unclear how this can be inspected or cleared of silt (method of silt prevention). No manufacturer has been selected and therefore there is no guarantee for lifespan of a product that can't readily be inspected. Without this and with no independent accreditation, such as a BBA certificate, Kirklees will impose a nominal 25 year replacement interval on such tanks that needs to be included in the maintenance and management regime. Such an agreement can cease upon adoption by Yorkshire Water or a NAV equivalent who will have their own maintenance regimes as a Statutory Undertakers.

The maximum depth show on the detention basin is over the recommended 1.5m in an accessible locations. However, 5% appears to be added for urban creep, this is unnecessary if the 1 in 100 year + climate change storm is catered for. Kirklees will also honour the original agreed climate change allowance of 30%.

Kirklees LLFA advises the planning officer and highways department that a second storage tank (crates) is designed for an overspill of events greater than a 1 in 30 return period and will remain private. Full adoption is encouraged to protect residents and any highway authority should a developer cease trading or a management company not be set up and tied to the sale of properties. A management company is expected to manage this until such time as adoption takes place. This tank has no access shown or silt prevention mechanisms and no plan or cross section has been supplied for either tank.

A flow control for the western drainage system has a 73mm orifice. The absolute minimum required of 75mm with a preference for 100mm to prevent blockages. The design must be revisited.

The connection point to sewer or overflow pipe (agreed with Yorkshire Water) should clearly be shown on layout drawings. Yorkshire Water approval is required.

Gradients of the sides of the attenuation basin need to be shown and proven as 1 in 3 at steepest. 1 in 4 or flatter is preferable as is a step up from the lowest level before a 1 in 3 gradient.

Key lengths and widths of the irregular shaped pond should be listed so that it can be compared to volumes stated in the hydraulic simulation.

We do NOT recommend that this condition is discharges at this moment in time.

Condition 17 – Northern Swale/Ditch

Again, there has been no submission for this aspect of onsite drainage and the LLFA is concerned that it is being neglected.

We do NOT recommend that this condition is discharges at this moment in time.