

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

**2025/91531 land off, Leeds Road, Heckmondwike, WF16 9DB**

**Demolition of existing semi-detached houses and associated buildings, and construction of 51 dwellings, including associated access and other associated works**

**Date Responded: 2<sup>nd</sup> September**

**Responding Officer: Paul Farndale**

**Responding Ref: 1**

**Kirklees Flood Management & Drainage acting as Lead Local Flood Authority OBJECTS to this application on the grounds that the layout does not adequately mitigate flood risk.**

Although the land naturally falls toward existing housing, for blockage scenarios, or short duration high intensity events where surface water jumps gullies, flood routing on site had not sought to utilise the road network and public open space. As a result, there would be ponding outside properties and overspill of water through curtilage, going against design principles. We can only conclude that this was not included as a constraint in layout design submissions.

Kirklees LLFA accepts that work has been carried out and soakaways shown to be unlikely to be effective. Pre-planning discussions demonstrated that a potential connection to watercourse was difficult, might require pumping which the LLFA would object to, and the system has never been verified, and knowledge of downstream flow paths are limited.

A discussion was held over a potential connection to a pipe running along Leeds Road. It was thought that this was a highways drain, but a connection from a property has been identified. It is not clear therefore whether this is an unmarked public sewer. A report from Kirklees inspectors has identified its route to a known location. However there are some issues with the pipe and in order to for the site to connect to it, the integrity of the system is required to be improved through repair and renewal. This needs to be agreed.

A connection of 5l/s with the condition of system upgrade described above had been indicated as part of pre-planning dialog. A 6.5l/s restriction of flows as shown in submitted drawing is therefore rejection. A reassessment of the attenuation requirements is therefore required. A 45% allowance for climate change should be catered for. However M5\_60 levels can be listed as 19, not 20 and the r-value for this area is likely to be 0.35 or just under, not 0.4.