Consultation Response from KC, Lead Local Flood Authority
2025/91531 land off, Leeds Road, Heckmondwike, WF16 9DB
REVISED AND ADDITIONAL INFORMATION RECEIVED, AND REVISED DESCRIPTION: Demolition of existing semi-detached houses and associated buildings, and construction of 49 dwellings, including associated access and other associated works
Date Responded: 17th April 2026 Responding Officer: Paul Farndale Responding Ref: 2

Further to our comments of 2nd September 2025, we OBJECT to this application on the grounds that the layout design has not considered 'making space for water' both for blockage scenario flood routing and attenuation requirements.

It would appear that there is an attempt to fit drainage into the layout as opposed to designing the layout around this constraint.

- A revised drawing shows a reduced discharge rate of surface water to the 'highway drain' and uses an M5_60 ratio of 19 and a 'r' value of 0.35 as suggested. No flooding is shown in the calculations. The LLFA has no objections in principle to a connection to highway drain on the proviso that it is made good by the developer, and this must be established in a legal agreement by the Planning Officer. Downstream work will be necessary.

- It is not clear what the boundary treatments are for the perimeter of the site in relation to overland flow (flood routing).

- Flood routing for the site only looks at exceedance events for the tank. In a blockage scenario or a short intense event where water is not entering the system, several plots are at risk by being place in depressions/low spots and water will enter curtilage and property. There is also little room to alter levels and utilise rear gardens which would be considered under exceptional circumstances. Kirklees LLFA always advise that roads and public open space should be used for overland flood routing avoiding the risk of property flooding in the design.

- The attenuation tank appears to be very close to buildings and is constructed inside curtilage/private driveway and parking areas. This is likely to preclude it from adoption due to the disruption caused if excavations are ever necessary. This will also have a knock-on effect on property foundation design. Roads are unlikely to be adopted if sewers are to remain private.

- Trees will need to be planted at least 5 metres away from any attenuations and associated pipework.