

**Consultation Response from KC,
 Lead Local Flood Authority**
**2025/91638 The Mansion House, Heaton Lodge, Bog Green Lane, Colne Bridge, Huddersfield,
 HD5 0RF**
Outline application for erection of residential development (5 dwellings)
Date Responded: 05/09/2025.
Responding Officer: Martin Stephenson
Responding Ref: 1
Documents reviewed by the LLFA:

Colne Valley Design:

- 16 J 28-10, Proposed Residential Development, Rev B dated May 2025.

Drainage Summary:

The application form states that surface water drainage will be disposed off via infiltration into the ground via soakaways. The LLFA confirms that this is acceptable provided that a minimum of 3 infiltration tests are carried out in accordance with BRE365 Digest guidance and the resulting infiltration rates are used to determine the size of soakaways and calculations provided to the LLFA. The tests shall be carried out in the vicinity and depth of the proposed soakaway/s and the results (including a plan showing the test location/s) provided to the LLFA for consideration.

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the comments above and the recommended conditions set out below.

DR01 Drainage Details

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed infiltration rates with the LLFA for the critical 1 in 100 (plus an allowance for climate change) rainfall event, soakaway construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to the soakaway structure/s, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development 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 and retained thereafter.

DR07 Overland Flow Routing

The development shall not commence 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 (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. 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 Surface Water Flood Risk and Pollution prevention plan.

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site 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 strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

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.