

Consultation Response from KC, Lead Local Flood Authority
2025/91781 Bradley Villa Farm, Bradley Road, Bradley, Huddersfield, HD2 2JY
Discharge of details reserved by conditions 9 (cycle parking), 10 (electric vehicle charging), 11 (waste storage and collection), 12 (temporary drainage), 13 (drainage scheme), 14 (flood routing), 15 (Phase II report), 19 (external materials), 20 (boundary treatments), 21 (external lighting), 23 (BNG assessment) and 24 (Biodiversity Gain Plan) of previous permission 2023/92887 for change of use of egg production unit to research and development or industrial uses falling within E(g)(ii) and (iii) Use Class, and associated elevational alterations and provision of access, gates, forecourt, parking areas and landscaping
Date Responded: 2nd March 2026 Responding Officer: Paul Farndale Responding Ref: 2

Condition 12 – Temporary Drainage

No official documentation submitted.

We recommend that this condition is NOT discharged.

Condition 13 – General Drainage.

The advisory note incorporates drainage within the blue line boundary and reflects design process as previously demonstrated to the LLFA in meetings.

In addition to what has been submitted, a coloured drainage area plan, showing hard standing contributing to each leg is required. This should match the contributing areas shown in the hydraulic calculations.

A maintenance and management plan for the surface water system is required to discharge this condition but has not been supplied. We suggest that the applicant uses the CIRIA SUDS guide for a generic idea of a schedule and itinerary of tasks but then makes it bespoke for this site relations to the detention basins.

A plan and cross section of how the basins are designed and constructed including inlet and outlet levels, slope gradients and water levels and materials used (e.g. clay, liners etc).

This management plan should be formed under CDM Regs 2015 as a handover to the client and be the result of risk assessments creating method statements that include physical access to the basins and the machinery (if any) to carry out these tasks.

Please include maintenance of flow control devices including replacement of neoprene seals if the flow control is ever removed.

We recommend that this condition is NOT discharged until further information is supplied.

Condition 14 Flood Routing

Nothing has been supplied to discharge the condition. The site naturally falls to the southeast. We recommend that boundary treatments are examined to mitigate flood risk in an exceedance event or blockage scenario where reasonably practicable.

We recommend that this condition is NOT discharged.