

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

2025/91905 Land at, Woodhead Road, Honley, Holmfirth, HD9 6PU

Erection of temporary veterinary surgery and associated works

Date Responded: 22nd August 2025

Responding Officer: Paul Farndale

Responding Ref: 1

Dialogue with the planning officer is required before making a decision.

Both Yorkshire Water and the LLFA in pre-application advice, expressed an expectation that surface water would discharge to the watercourse with infiltration methods ruled out to the steepness of slope and severe constraints due to soil conditions (BGS Band 4).

We agree that due to the time elapsed since demolition of the previous site's use, any brownfield drainage concessions have ceased and a greenfield run off would be applied.

The applicant has elected to show a connection to public combined sewers and cited constraints at the eastern border of the site, stating that these are protected roots areas. The Planning Officer needs to speak to Woodland Management on this matter. A 6-metre easement would be required to create an outfall from site to the river which is expected.

Should the planning officer concur that a connection to watercourse cannot concur in the line with the hierarchy of preferable surface water discharge location, then it needs to make sure that any future development can be covered by gravity. Therefore, can it drainage from the lowest part of the site adequately drain to the oversized storage pit shown on submitted drawings

We await the response from the planning officer.