

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

2025/93057 Land off, Hermitage Park, Lepton, Huddersfield, HD8 0JU

Discharge of details reserved by conditions 27 (BEMP) , 28 (swale), 29 (surface water) and 30 (storm modelling) of previous permission 2025/90105 for variation of conditions 6 (PROW), 9 (boundary treatment), 38 (bin collection), 40 (car parking) and 41 (access) of previous outline permission 2022/91735 (with access and layout) for erection of 80 dwellings and associated works

Date Responded: 3rd December 2025

Responding Officer: Paul Farndale

Responding Ref: 1

FURTHER INFORMATION IS REQUIRED

Condition 28 – Swale

Due to issues with tree roots we have agreed that part of the swale can become a pipe. Drawings should clearly label an interceptor trench to guide water to the inlet. A risk assessment should be made around whether a trash screen or simple safety screen should be erected at inlets and outlets.

A separate maintenance plan for the swale and pipework is required to discharge the condition. A management company will look after this for the lifetime of the site. This is likely to be an annual inspection of manholes for blockages, regular litter pick, perhaps additional attention in Autumn due to leaf fall. This is effectively a safe overflow from an upstream watercourse that has a history of running through site.

Condition 29 – Surface Water

Basins are shown at 1 in 3 slopes and less than 1m of water in storm conditions. Measurements of length/width at the top and bottom should correspond to any basin data entered into a storm wizard on an appropriate hydraulic model.

A coloured drainage plan showing hardstanding areas relative to an individual sewer leg is required for cross referencing.

A full hydraulic simulation is required to demonstrate flooding has been adequately managed.

A maintenance and management plan is required. This is in conjunction with the requirement to set up a management company as part of a section 106 agreement. This part of the agreement can be null and voided upon adoption of surface water infrastructure by Yorkshire Water or a NAV

Condition 30 – Flood Routing

The flood routing through rear gardens of plots 7 and 8 has previously been discussed and approved in principle without prejudice to future applications. A detailed level layout plan concentrating on these two plots including gullies and low levels in the driveway, unobstructed boundary details etc, is required for completeness.