Sent: 02 November 2026 17:02

Subject: Woodward Court, Mirfield, 2025-93355

My initial suggestions for condition after receiving the latest updates from Richard Barson are as follows. Fundamental changes from standard conditions highlighted in yellow.

DR18 Soakaways

Above ground development shall not commence until a scheme demonstrating an adequately designed soakaway for an effective means of drainage of surface water on this development/site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include summer and winter percolation tests in accordance with BRE Digest 365 at depths relevant to the design. Testing is required after grouting works are completed in accordance with requirements for historical mine workings. Calculations are required to demonstrate that the designed soakaways can store a critical 1 in 100-year storm event and can empty by 50% within 24 hours. The scheme shall include a maintenance and management plan for all SUDS design to be approved by the LLFA and LPA. 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 retained thereafter.

DR01 Drainage Details

Should rigorous soakaway testing and design prove not be viable, above ground development shall not commence until a scheme detailing foul, land drainage, and an alternative surface water disposal scheme (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a maintenance and management plan for surface water infrastructure to be approved by the LLF LPA. None of the dwellings 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 to which the dwellings relate 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, in both directions, 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 Flood Risk and Pollution Prevention (Temporary Drainage)

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation 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.
- special measures to ensure that infiltration basins and soakaways are protected from clogging and reduced effectiveness due to construction activity.

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.

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