Consultation Response from KC,
Lead Local Flood Authority

2025/93383 Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX

Discharge of details reserved by conditions 4 (design and appearance), 5 (archaeological investigation), 6 (boundary treatments), 9d (flood proofing), 10 (drainage scheme), 11 (flood routing), 12 (temporary drainage scheme), 13 (lighting design strategy - biodiversity), 14 (Phase II Intrusive Site Investigation Report), 18 (electric vehicle charging), 19 (Construction Environmental Management Plan), 20 (highway retaining walls), 21 (surface water attenuation in highway), 22 (materials for retaining walls), 23 (Tree Protection Plan), 24 (Waste Management Plan), 25 (temporary waste arrangements), 26 (highway condition survey), 27 (re-surfacing scheme), 28 (parking layby scheme), 30 (CEMP: Biodiversity) and 31 (Landscape Ecological Design Strategy) of previous permission 2021/90800 for redevelopment and change of use of former mill site to form 19 residential units.

Date Responded: 09/01/2026.
Responding Officer: Martin Stephenson
Responding Ref: 1

Previous response by the LLFA

Dated 29/03/2021 for application 2021/90800
Dated 21/12/2021 for application 2021/90800
Dated 17/10/2022 for application 2021/90800

Discharge of Drainage Conditions

- No. **10 (drainage scheme)**
- No. **11 (flood routeing)**
- No. **12 (temporary drainage scheme)**

Documents reviewed by the LLFA:

EWE Associates:

- EWE-3388-01, SW & F Drainage Layout, Rev A dated 24/11/2025.
- EWE-3388-02, Drainage Details, Rev 0 dated 21/11/2025.
- EWE-3388-03, Construction Drainage Plan, Rev 0 dated 21/11/2025.
- 2025-3388, Drainage Assessment Report, Rev A dated 24/11/2025.

Drainage Summary:

Condition 10:

The agreed allowable surface water discharge from the site is **53.5l/s** (50.5 + 3.0) as set out in the LLFA's consultation response dated 17/10/2022 – please clarify why the proposed discharge rate has increased to 73.1l/s as stated in the Drainage Assessment Report.

The 3rd sentence in Section 2 – Proposed Surface Water Drainage - of the Drainage Assessment Report does not make sense – please clarify the intended meaning.

Please note that the run-off from Area 1 into the existing mill pond (11.0l/s as stated in the Drainage Assessment Report, Section 2) will need to be restricted. The comment in Table 2-1 that a 10mm increase in pond level is insignificant is not valid as the additional 11.0l/s flow will pass over the weir and into the river Holme without restriction.

Please give the sizes of the 2 flow control devices serving Areas 2 & 3 – the model numbers/sizes should be noted on the drawing so that the Contractor will know which device to use.

Section 3 – Adoption & Maintenance – notes that private land owners will be responsible for the maintenance of private drainage and paving. Please clarify who will be responsible for shared surface water drainage and drainage from shared road/hardstanding areas.

In addition, please state who will be responsible for the maintenance of the flow control devices, attenuation tanks and the existing mill pond.

Therefore, Condition 10 **cannot be** discharged until the issues raised above are addressed.

Condition 11:

The submitted SW & F Drainage Layout drawing does not give clear final ground levels (e.g. MH cover levels) – please submit a separate flood routing drawing without the hatching showing FFLs and hardstanding levels throughout the site. This to allow the LLFA to ensure properties are not at risk of flooding.

Therefore, Condition 11 **cannot be** discharged until a revised drawing as note above is provided.

Condition 12:

The proposed construction phase drainage proposals set out on drawing EWE-3388-03 are not acceptable to the LLFA. It is expected that bunding and silt fencing should be provided to prevent any run-off from construction areas directly entering the river Holme.

Therefore, Condition 12 **cannot be** discharged until further details as note above are provided.

NOTE: The LLFA will not comment on the proposed Flood Resilience Measures to non habitable areas that are included in the Drainage Assessment Report.