

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

2025/93462 Acre Mills, School Street West, Oakes, Huddersfield, HD3 3EB

Demolition of vacant existing building 17 and erection of 2 storey industrial manufacturing unit with external landscaping, car parking, external storage, external plant and new perimeter fencing

Date Responded: 6th February 2026

Responding Officer: Paul Farndale

Responding Ref: 1

Kirklees Flood Management & Drainage OBJECTS to this application on the grounds of inadequate assessment of current drainage and flood risk.

A pre-planning enquiry is quoted. This has a reference number 2025/20712. The advice incorporated states:-

- *This (watercourse feeding former mill ponds) must be mapped prior to any application involved with demolition and rebuild. It is Kirklees's policy to open watercourses where reasonably practicable. We do not support the building over of watercourse even if this has been the case in the past.*

We expect a full site survey of existing drainage. The submitted assessment makes assumptions on all aspects of drainage in the site in lieu of further investigations.

- *Areas of surface water ponding withing the wider mill site are shown on 3rd generation flood risk maps, within the red line boundary adjacent to building 18. Depths in the 1 in 100-year event are shown to be up to 900mm deep.*

Surface water flood risk has not been assessed and is simply dismissed saying 'bigger pipes will be used'. Local depressions in the topography should be studied and assessed for where new development is to be located, e.g. road and parking areas.

- *It appears that the footprint of buildings is not going to change. A new roof does however allow consideration of green or blue/green roof areas to slow flows into the local drainage network and a sustainable development.*

This does not mean attenuation is not going to be enforced as suggested in the submission, we have specifically suggested a new building could consider rainwater storage in the roof void if space is limited on the ground.

The site mentions that it doesn't think infiltration techniques are suitable yet proposes just that, areas of permeable parking. Localised run off from footpaths could shed to adjacent landscaped areas, also there a possibility of rain gardens from trees around parking areas and the land used for biodiversity new gain.

Drainage maps show interceptors yet there is an assumption existing drainage connects to combined sewer (i.e. will be treated at a wastewater treatment works). Several surface water pipes are described but not fully surveys.