Consultation Response from KC,
Lead Local Flood Authority

2026/90211 West House, Oxford Road, Gomersal, Cleckheaton, BD19 4AU

Erection of residential development for 9 dwellings with associated works

Date Responded: 18/03/2026.
Responding Officer: Martin Stephenson
Responding Ref: 1

Documents reviewed by the LLFA:

Andrew Moseley Associates:

- 21124, Flood Risk Summary and Drainage Strategy, Rev- dated December 2025.

Drainage Summary:

The LLFA notes that the development is split into two separate areas with the northern area discharging attenuated surface water at 3.5l/s into the YW 225mm dia Combined sewer is Oxford Road. However, it is further noted that for the southern area, it is proposed to pump surface water at 3.5l/s to the YW 100mm dia sewer in Latham Lane (note that this may exceed the available capacity of this sewer). The LLFA generally will not accept pumping as an option for surface water disposal due to the risk of flooding in the event of a power or mechanical failure of the pump/s unless the pumping station is built to adoptable standards and adopted by Yorkshire Water.

The 3.5l/s allowable discharge rate should apply to the whole of the development and cannot be applied separately to each of the northern and southern areas. This restriction is also reflected in the YW response contained in Appendix H of the FRA.

It is noted that ground levels in the southern area are some 2.4m higher than those in the northern area – therefore it should be feasible to drain surface water to the northern outfall and provide a suitably sizes attenuation tank at that location based on a single 3.5l/s allowable discharge rate into the Oxford Road sewer. Alternatively, additional infiltration testing at a greater depth could be carried out in the southern area and an appropriately sized soakaway tank provided.

Kirklees Flood Management and Drainage as Lead Local Flood Authority OBJECTS to this application on the grounds that an acceptable drainage strategy has not been provided (based on a single 3.5l/s allowable surface water discharge rate to the YW sewer network)