

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

2026/90435 Land Off, Cockley Hill Lane, Kirkheaton, Huddersfield, HD5 0HH

Discharge of details reserved by conditions 4 (Phase I Desk Study Report), 5 (Phase II Intrusive Site Investigation Report), 6 (Remediation Strategy), 13 (construction traffic), 15 (CEMP), 18 (drainage), 19 (CEMP: Biodiversity), 21 (landscaping) on previous permission 2021/92527 for erection of 29 dwellings, formation of access, public space, attenuation and associated infrastructure

Date Responded: 22nd March 2026

Responding Officer: Paul Farndale

Responding Ref: 1

Condition 16 – Drainage Details

A drainage layout, basin design and impermeable area plan have been submitted. There are no supporting hydraulic calculations plans or a maintenance schedule and itinerary bespoke to the site, including method statement and pant used, and access to an into the basin and manholes. The maintenance plan needs to be coupled with the management company agreed to be set up under section 106 (Town & Country Planning Act 1990), with a break clause for when surface water infrastructure is adopted.

We do NOT recommend that this condition be discharged at this moment in time.

Condition 17 – Flood Routing

Whilst the majority of the site has acceptable flood routing, including key external levels around plot 12, clarification or redesign is required for the detention basin.

- For an exceedance event from the attenuation basin, can residual risk be reduced by recognising where a spill will occur (weir point) and how this could be conveyed into Shop Lane whilst protecting properties immediately to the south of the site, e.g. a wide swale to move water in a different direction to the natural contours shown on the exceedance plan. If this is not possible then this should be stated that all has been done to counter residual risk.

We do NOT recommend that this condition be discharged at this moment in time.

Condition 18 – Temporary Drainage

A temporary drainage plan and narrative have been submitted and accepted.

We recommend that this condition be discharged.