

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

2026/90804 Barncliffe Mills, Near Bank, Shelley, Huddersfield, HD8 8LU

Outline application for residential development with all matters reserved except access

Date Responded: 07/05/2026.

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Acumen:

- 2963 ACU (SK)01, Proposed Site Plan, Rev A dated 20/01/2026

Avie:

- P4801-01, Foul and Surface Water Drainage Strategy, Rev P01 dated 05/03/2026.

Drainage Summary:

The LLFA confirms that the proposed **3.0l/s** allowable surface water discharge to the adjacent watercourse is acceptable.

Kirklees Council mapping indicates a watercourse (a tributary of Shepley Dyke) running from south to north adjacent to the western boundary of the site that appears to cross under the unadopted Hey Moor Lane at the northern end of the site via a culvert. The mapping also indicates surface water flooding across part of the site to a depth of up to 300mm.

The condition of the culvert will need to be determined by the developer and a CCTV Survey report submitted to the LLFA prior to construction activities. The culvert will need to be repaired/cleaned out if required. A debris screen (designed to CIRIA 786 requirements) will also need to be provided at the upstream end of the culvert to prevent litter, leaves, footballs, etc. from blocking the culvert. The screen and watercourse within the site boundary will remain private and the maintenance needs to be undertaken by a maintenance contractor and subject to a Section 106 agreement

Kirklees Flood Management & Drainage as Lead Local Flood Authority SUPPORTS this application SUBJECT to the comments above and the recommended conditions set out below.

DR01 Drainage Details

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including the agreed surface water discharge rate with the LLFA of **3.0l/s** directly to watercourse, attenuation for the critical 1 in 100 (plus an allowance for climate change) rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision and including details of the debris screen has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development 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 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 (both upstream and downstream of the development), 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 Surface Water Flood Risk and Pollution prevention plan.

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site 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.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

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.

Section 106 Requirements

A management company is required to be set up with the specific task of maintaining sustainable drainage infrastructure installed on site until such a time that it is adopted by statutory undertaker or a NAV equivalent. This LPA is obligated under NPPF to ensure the maintenance and management of SUDS for the lifetime of the site, including the period prior to adoption. A maintenance and management plan formed after a risk assessment should consist of a method statement including an itinerary and schedule of tasks (a coloured plan identifying maintainable assets should be submitted). This process should be overseen and signed off by the Principal Designer under CDM Regulations 2015 for handover to the management company. The maintenance plan should be submitted with a discharge of condition application associated with specific conditions attached to any planning approval granted.

A separate requirement for the management company would be to follow the same procedure for the maintenance of the watercourse (where within the site boundary) and debris screen and any associated land drainage connection within or adjacent to the site. The management company will perform tasks highlighted in a method statement for the lifetime of the site in this instance. The method statement should be submitted with a discharge of condition application associated with specific conditions attached to any planning approval granted.