

**Consultation Response from KC,
Lead Local Flood Authority**
2026/90880 Liley Hall Farm, 3, Liley Lane, Upper Hopton, Mirfield, WF14 8EG
Change of use, retention of agricultural buildings and alterations to convert to 9 dwellings
Date Responded: 19/06/2026
Responding Officer: Martin Stephenson
Responding Ref:1
Documents reviewed by the LLFA:

Wood Associates:

- 22026D-03, Existing Site/Block Plan, Rev 01 dated September 2025
- 22026D-38, Site Layout Proposal, Rev 06 (undated)

Drainage Summary:

The application form indicates that surface water run-off is proposed to be disposed of by infiltration into the ground. Before this method can be adopted, the results of infiltration tests undertaken to BRE365 Guidance standards at several locations across the site, where soakaways are proposed and to the depth of the proposed soakaways, will need to be submitted to the LLFA for comment.

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 into the ground by infiltration, soakaway volumes sufficient for the critical 1 in 100 (plus an allowance for climate change) rainfall event, soakaway construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision 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 soakaway 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 5-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.