

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

2026/91280 Hardingley Farm, Copley Lane, Shelley, Huddersfield, HD8 8LZ

Partial demolition of existing buildings and extensions, erection of extension and reconfiguration of two existing dwellings, erection of 2 detached garages, conversion and change of use of agricultural barn to form 1 dwelling, erection of 2 dwellings, reconfiguration of existing internal roads and installation of new internal roads with parking and landscaping

Date Responded: 18/06/2026

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Heneghan Architecture:

- 25110-0402, Demolition Plan, Rev P01 dated 12/05/2026
- 25110-0301, Site Layout, Rev P02 dated 06/05/2026

Vision Geomatics:

- DH-05-SP, Topographical Survey, Rev – dated 15/04/2026

Drainage Summary:

The LLFA comments as follows:

1. The developer will need to establish how the existing surface water from buildings and hardstanding is currently disposed of.
2. Surface Water from new buildings (including garages) and roads will need to be infiltrated into the ground or, if this is not feasible, drained in a separate system to the local watercourse and not into the Yorkshire Water combined sewer.
3. Infiltration into the ground will require further investigations to establish if it is feasible by carrying out permeability tests in accordance with BRE365 Guidance and the results provided to the LLFA.
4. If infiltration is found to be impractical and there is an increase in drained area into the watercourse, then the allowable surface water discharge rate will be limited to the equivalent greenfield run-off rate and attenuation storage provided if necessary.
5. Details of the connection outfall into the watercourse will need to be provided to the LLFA if this method is proposed.
6. Care will need to be taken during construction to prevent run-off from the site entering the watercourse and protection to the existing culvert under the access road may be necessary if heavy vehicles are to be used.

Kirklees Flood Management and Drainage as Lead Local Flood Authority, OBJECTS to this planning application and require FURTHER INFORMATION is provided as set out above.