

**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: 01/09/2026
Responding Officer: Martin Stephenson
Responding Ref: 2
Previous response by the LLFA

Dated 18/06/2026 for application 2026/91280

Documents reviewed by the LLFA:

HHA:

- 8462 L001 Soakaway Investigation
- 8462_001B Engineering Feasibility Plan
- 8462 STORAGE ESTIMATE FOR HARDINGLEY FARM

Drainage Summary:

The LLFA accepts the proposed method of disposing of surface water to the adjacent watercourse as detailed on the Engineering Feasibility Plan including the use of an attenuation basin to store flows more than the flow control device setting. However, please note the following:

- The outlet diameter of the flow control device should be a minimum of 75mm to reduce the risk of blockage.
- The crest of the attenuation basin should be a minimum of 300mm above the maximum water level within the basin to reduce the risk of overtopping.
- Details of the outfall into the watercourse should be provided including consideration of measures to prevent excessive erosion of the banks.
- A longitudinal and cross section through the proposed stone channel including the current watercourse bank, depth and width.

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 indirectly or 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 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 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.

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.