

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

2026/91627 Land at, Dunford Road, Hade Edge, Holmfirth, HD9 2RT

Erection of 22 dwellings (Use Class C3) associated development including access, landscaping, ancillary infrastructure, and parking.

Date Responded: 20/07/2026

Responding Officer: Martin Stephenson

Responding Ref: 1

Documents reviewed by the LLFA:

Sanderson Associates:

- 166337-SAN-DRH-STH-DR-C-05_002, Proposed Impermeable Area Plan, Rev P04 dated 06/03/2026
 - 166337-002-01, Flood Risk Assessment, Rev P03 dated March 2026*
- * Dated March 2025 on the document

MDJA:

- 4431, Phase 1 Geoenvironmental RA & Phase 2 GI dated January 2025

Drainage Summary:

Note: Drawing 166337-SAN-DRH-STH-DR-C-05_002 is labelled *Proposed Impermeable Area Plan* in the drawing title box, however this drawing appears to be a Drainage Strategy plan as it gives no details of impermeable areas. The developer is to confirm the correct title/purpose for this drawing and amend the title and drawing number as appropriate.

The developer will need to provide evidence that soakaways will work on this site and therefore the LLFA will require a minimum of 3 infiltration tests to be carried out and the results provided to the LPA for comment. The tests (to BRE365 requirements) should be carried out in the location of the larger proposed soakaways and at their design depths.

It is noted that some of the proposed soakaways will be located within private gardens or in shared un-adoptable private accesses, however the long term maintenance of these cannot be left to the individual homeowners and the soakaways cannot be adopted by either the Council or the Water Authority. Therefore, a maintenance company will need to be set up to carry out their inspections and maintenance of these soakaways for the duration of the life of the development.

Where soakaways are located adjacent to the site boundary, any future building on the 3rd Party land will be restricted as there will need to be a 5.0m stand-off between the proposed soakaways in this development and any new building on the adjacent land. An agreement with the owners of the 3rd party land may therefore need to be entered into as this will reduce the availability of land for buildings.

The proposed houses will need to have their permitted development rights removed to prevent the building of extensions to the houses towards the soakaway, thereby reducing the required 5.0m stand-off distance.

Calculations will be required to prove that the sizes of the soakaways are sufficient to store a 1 in 100 year (plus climate change allowance) rainfall event.

Further, the LLFA notes that the proposal is to drain surface water run-off from roads within the development to the existing road drainage in the adjacent existing development to the north.

Calculation will therefore be required to ensure there is sufficient capacity within the existing system (including the eventual discharge location) to accommodate the increase in flow.

Kirklees Flood Management and Drainage as Lead Local Flood Authority, OBJECTS to this planning application and require FURTHER INFORMATION is to be provided to address the LLFAs concerns/requirements as noted above.