

**Consultation Response from KC,
Lead Local Flood Authority****2026/91685 Clough Farm, Long Lane, Earlsheaton, Dewsbury, WF12 8LQ****Discharge of details reserved by conditions 10 (surface water features within the highway), 11 (foul, surface water and land drainage) 12 (1 in 100 year storm events) and 13 (temporary surface water drainage) on previous permission 2024/91476 for erection of 24 dwellings****Date Responded: 13/07/2026****Responding Officer: Martin Stephenson****Responding Ref: 1****Previous response by the LLFA**

Dated 08/07/2024 for application 2024/91476

Discharge of Drainage Conditions

- No. 11 (foul, surface water and land drainage)
- No. 12 (1 in 100 year storm events)
- No. 13 (temporary surface water drainage)

Documents reviewed by the LLFA:

Dart Engineering Ltd:

- 23590-DR-C-0100, Drainage Strategy, Rev P9 dated Jan 2024
- 23590-DR-C-0102, Temporary Drainage, Rev P2 dated Jan 2024
- 23590, Long Lane Flow, Hydraulic Calculations dated 15/02/2024

Drainage Summary:**Condition 11:**

The LLFA notes that in the consultation response dated 08/07/2024, the following statement was made:

The calculations indicate that the design flow of the lowest hydrobrake is 3.1 l/s and its diameter is 72mm. The minimum allowable hydrobrake diameter that KC will accept is 75mm.

The submitted hydraulic calculations show flow control devices of 63mm and 65mm which are unacceptable to the LLFA.

Therefore Condition 11 **cannot be** discharged.

Condition 12:

The CLs of MHs SW4 and SW5 indicate that, in an exceedance event (such as blockages), surface water will flow in a northerly direction towards the existing houses in Woodburn Avenue. Site levels will need to be adjusted so that floodwater is directed to the beck and not into proposed or existing properties. A plan showing the flood route during exceedance events should be submitted to the LPA for approval.

Therefore Condition 12 **cannot be** discharged.

Condition 13:

The proposed trenching to the eastern boundary is acceptable to the LLFA - however, the condition requires flow rates off site during the construction phase to be limited to 2.5l/s, but the Temporary Drainage drawing shows flows being limited to 3.1l/s. Note that, as the flow control device is temporary, the 75mm minimum outlet diameter does not apply. An acceptable alternative means of controlling the flow would be a small sump pump rated at 2.5l/s or a temporary orifice plate designed to limit flow to the required value.

Therefore Condition 13 **cannot be** discharged.