Flood Management & Drainage Consultation - Lead Local Flood Authority – Statutory Consultee

Consultation on Application Number: 2016/62/91158/E

Address: Flockton Green Working Mens Club, Barnsley Road, Flockton, Huddersfield, WF4 4AA

Proposal: Erection of 87 dwellings and demolition of existing working mens club

DC Officer: Adam Walker

Drainage Officer: Paul Farndale

Comments:-

Further to my comments of 20th May 2016

Further information is required in order to fully assess this application. This includes:-

- **A survey of the downstream watercourse to ensure it is a suitable outfall**

Flood Risk Assessment

We agree with the majority of the findings of the Flood Risk Assessment submitted by ARP Associates dated October 2015.

A 3.5l/s restriction to connect to the western watercourse would be acceptable if a survey reveals this system to be suitable both in size and condition. It has to be certain that a suitable outfall is available at this stage. Further work is therefore required.

Flood routing plans have indicated that a ditch will be incorporated at the northern boundary as highlighted previously as a requirement.

The western boundary watercourse appears to have a suitable stand-off distance with a retaining wall barrier. The watercourse needs to be kept open and boundary construction should not interfere with the flow. An idea of future maintenance responsibilities and protection from interference should be established in the planning process.

Pre-planning meetings have ruled out the use of SUDS on this sloping site.

The FRA only suggests minimal mitigation in respect of flood routing. We do not approve these measures in isolation. Greater detail has been provided separately, however we advise the Planning Officer to be careful of promoting conditions by other organisations 'approving' the flood risk assessment at this stage.

Flood Routing

In addition to the flood risk assessment, a pre-application discussion has taken place with the applicant. The promoted layout appears to improve the potential for safe flood routing to the natural low spots on the site. However experience tells us to formalise this early in the application.

All points have been considered separate to the FRA but a detailed design incorporating section 38 viewpoints is required going forward. A flood routing condition building upon drawing ref 1048-77-10-01 including mitigation measure and road and property levels is envisaged.

There does not appear to be any localised basins.

Boundaries and traffic calming need to be considered in relation to flood routing and therefore we are concerned that good intentions are ultimately compromised.

Temporary Drainage Plan

We expect a temporary drainage plan to be promoted prior to commencement on site that looks specifically at the increased risk of flooding post site soil strip for property and road network, and local drainage systems at lower levels. This must include a plan for controlling sediment discharge to the watercourse and be linked to the phasing of the works. Such plans require initial and back up mitigation measures. This aspect can be conditioned going forward.

Other Drainage Aspects

Can all areas of the site, including that currently occupied by the club drain by gravity to the same outfall as other parts of the site? Further work is required.

The area reserved for the new club has to be factored in to this drainage scheme in terms of contributing area of hardstanding and facilitating connections.

Signed: Paul Farndale

Date: 25th May 2016