

# **LEAD LOCAL FLOOD AUTHORITY – STATUTORY CONSULTATION RESPONSE**

**Consultation on Application Number: 2016/92702**

**Address: Woodfield Park Sports and Social Club, Meltham Road, Lockwood, Huddersfield, HD4 7BG**

**Proposed Development: Erection of training facility building with ancillary sports areas and demolition of existing pavilion**

**DC Officer: Louise Bearcroft**

**Drainage Officer: Paul Farndale**

**Comments:-**

**Further to comments made on February 5<sup>th</sup> 2017.**

## **Summary**

**Kirklees Flood Management & Drainage is able to SUPPORT this application as the revised Flood Risk Assessment confirmed that no buildings or raised levels are to be made in the functional floodplain.**

- **However the assessment still fails to consider the culvert crossing the site. This must be investigated to understand its location and condition.**
- **The assessment concludes that there is no formal drainage of current buildings. We therefore disagree with the run off values produced in the flood risk assessment which should be limited to greenfield discharges should a connection need to be made.**
- **We expect a treatment element to the private drainage system developed for the site.**
- **All the above can be conditioned but we advise that the planning officer does not 'approve' the flood risk assessments as some aspects are not accepted.**

## **Suggested Condition**

### **Special Condition**

**There shall be no buildings located or raising of ground levels within the functional flood plain as defined in Calder Catchment Strategic Flood Risk Assessment, dated April 2016.**

**DR02 Watercourse Assessment**

Development shall not commence until a survey assessing the location, size, depth and condition of the culverted ordinary watercourse crossing site has been submitted to the Local Planning Authority. A scheme to detail and provide required remedial works should be agreed with the Lead Local Flood Authority. No part of the works shall be brought into use until works comprising the approved scheme are completed.

### **DR01 Drainage Details**

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including a sustainable drainage assessment for surface water quality improvement and run off restriction with discharge rates to be agreed with the Lead Local Flood Authority/Local Planning Authority, off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall attenuation and flow restriction requirements. None of the buildings 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 to which the dwellings relate and thereafter retained.

### **Advice Notes**

Drainage submissions should be in accordance with West Yorkshire Combined Authority guide to SUDS.

The discharge rates assessed in the submitted flood risk assessments are not agreed and not sanctions by the Lead Local Flood Authority. This should be agreed in writing prior designing a sustainable scheme.

A section 106 unilateral undertaking may be required in order for the LPA to meet obligations on ensuring the maintenance and management of drainage systems on major developments.

**Signed: Paul Farndale**

**Date: 12<sup>th</sup> May 2017**