

Flood Management & Drainage Consultation - LEAD LOCAL FLOOD AUTHORITY – Statutory Consultee

Consultation on Application Number: 2016/93411

Address: Land to rear of, 125, Helme Lane, Meltham, Holmfirth, HD9 5RJ

Proposal: Outline application for erection of residential development

DC Officer: Bill Topping

Drainage Officer: Paul Farndale

Comments:-

Summary

Kirklees Flood Management & Drainage OBJECTS to this application on the grounds that flood risk, drainage layout and the location of existing watercourses have not been fully assessed in relation to the promoted layout.

Further discussion with the Planning Officer is requested prior to any decision or recommendation to committee being made.

- An eastern boundary watercourse poses risk to property and requires detailed research and an appropriate stand-off distance to be set by the LLFA. This cannot be conditioned at this stage.
- A discharge to watercourse on or off site cannot be sanctioned until major off site defects observed by previous cctv survey are rectified. The increase in volume of discharge will result in increased off site flooding affecting both Kirklees playing fields and the new Barratt David Wilson Home Development.
- The attenuation design promoted cannot be readily maintained or renewed if necessary. Colleagues in Streetscene section 38 and Structures would not entertain adoption of the highway for this reason. The LPA is obligated to ensure such drainage systems and maintained for the lifetime of the development and that the requirements are economically proportionate.

It is envisaged that a promoted layout and potentially the number of houses will need to be altered to facilitate a safe development.

General Advice

Aspects of the Flood Risk Assessment may result in an absence of objections from other bodies such as Yorkshire Water and the Environment Agency. We politely remind Planning Officers that different organisations, whether a public body or commercially driven, examine different aspects of flood risk and drainage. An 'approval' or lack of objection, should not be taken as a holistic certification of the document in question, outweighing submissions from other statutory consultees.

For further information on the requirements for an FRA for this site, please contact Flood Management & Drainage on 01484 221000

Signed: Paul Farndale

Date: 18th November 2016