

Design Note

Response to Consultation on Application Number: 2017/90620 by Paul Farndale

Introduction

This design note serves to provide a response to the comments provided by Paul Farndale on 27 March 2017. For completeness the original comments are listed above each response.

Independent assessment of the mill pond structures commissioned by Kirklees Council and carried out by Jacobs need to be included and expanded upon.

The Mill Pond Assessment provided in support of the Planning Application has been updated following a review of the assessments commissioned by Kirklees Council. Recommendations for further investigation, remedial works and long term maintenance have been made.

Existing topography and a discussion of overland flow routing within the Flood Risk Assessment should inform any proposed layout so exceedance flows and blockage scenarios utilise road networks and public open spaces and avoid the use of curtilage, i.e. demonstrate how risk is to be avoided.

Overland Flood Flow Routing has been considered at the earliest opportunity. The current flood flow strategy sketch is illustrated in figure 1.

Surveys of culverted sections of watercourse to be retained in the development needs to be carried out to understand flood risk.

It is understood that detailed surveys are required. It is the Clients intention to commission a number of coordinated intrusive investigations in due course. It is hoped that this item can be conditioned.

The flood risk assessment has included a small section relating to the mill pond. However there is no mention of the Lead Local Flood Authorities independent survey. There appears to be a significant disparity in the observations listed.

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A safe area of spill should be included in the proposals post development.

Agreed. It will be necessary to undertake detailed surveys at this location to inform the design once vegetation clearance has taken place. It is hoped that this item can be conditioned.

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We would not object to the continued build over by existing buildings but would not wish to add to this risk and always recommend a suitable stand-off distance...

Noted.

However understanding the current condition and the part it plays in risk is necessary as part of any flood risk assessment. Appropriate renewal/mitigation is expected where appropriate.

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For surface water exceedance events and blockage scenarios we are concerned that properties should not be located in low spots and that road networks and public open spaces are used to convey water safely off site.

Overland Flood Flow Routing has been considered at the earliest opportunity. The current flood flow strategy sketch is illustrated in figure 1.



Figure 1: Flood Flow Routing Strategy Sketch

In line with Kirklees standards there should be a 30% reduction in peak 1 in 1 year flows from the existing development. To achieve this an existing drainage plan is necessary. Areas that are not positively drained should be discounted from the assessment.

We are familiar with this requirement and note that a comprehensive CCTV survey will be necessary to demonstrate that the existing impermeable areas are connected to the culverted watercourse. It is hoped that this item can be conditioned.