

LEAD LOCAL FLOOD AUTHORITY – STATUTORY CONSULTATION

Consultation on Application Number: 2017/91623

Address: Land at, Dunford Road, Hade Edge, Holmfirth, HD9 2RT

Proposal: Erection of 59 dwellings and associated means of access

DC Officer: Louise Bearcroft

Drainage Officer: Paul Farndale

Comments:-

Summary For Planning Officer

Kirklees Flood Management & Drainage as Lead Local Flood Authority for Kirklees, largely SUPPORTS this application. However we advise the Planning Officer of the following requirements.

- **Further soakaway testing will be required to reflect the positioning of soakaways throughout the site. This must be a winter test to reflect the need for seasonal testing in our guides. This can be conditioned.**
- **Highway soakways are located outside the red line boundary. Access from a practical and legal perspective need to be discussed before an approval can be given which may require layout alteration. Highways DC and Section 38 will need to comment. We expect a robust maintenance and management plan to be agreed through a section 106 undertaking/agreement that may need to be tripartite if a 3rd party landowner is involved. The LPA is obligated to ensure such drainage systems are maintained for the lifetime of the development.**
- **We object to the inclusion of the suggested condition from Yorkshire Water who is not responsible for determining land drainage via soakaways or watercourses. We suggest Kirklees standard conditions as an alternative.**

Detailed Response

We concur that there is no notable flood risk to the site from outside identified by available risk mapping.

Flood incidents have occurred to the north east and will have to be taken into account if an alternative outfall to soakaways is ultimately required.

Soakaways have been used on neighbouring small developments. We require a robust testing process for the size of this site and an analysis of potential re-emergence given springs noted to the north.

Safe overland flood routing looks viable for this site save for minor cul-de sacs which is seen as acceptable. Details will require conditioning.

Soakaways should be protected in the building phase from siltation, spoil and other potential blockages. A temporary drainage plan can be conditioned.

Suggested Conditions

DR18 Soakaways

Development shall not commence until a scheme demonstrating an adequately designed soakaways for an effective means of drainage of surface water on this development/site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include seasonal percolation tests in accordance with BRE Digest 365 along with calculations demonstrating that the designed soakaways can store a critical 1 in 30 year storm event and can empty by 50% within 24 hours. Evidence that the critical 1 in 100 year storm with a 30% allowance for climate change can be safely retained on site is required. The scheme shall include a maintenance and management plan for all sustainable drainage systems. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed, including enacting the management and maintenance plan, and retained thereafter throughout the lifetime of the development. Where it is demonstrated that soakaways prove not to be an adequate method of draining surface water an alternative surface water drainage scheme should be submitted for consideration with discharge rates and attenuation requirements to be confirmed by the Local Planning Authority.

DR07 Overland Flood Routing

The development shall not commence until an assessment of the effects, and mitigation thereof, of 1 in 100 year storm events, with an additional allowance for climate change, exceedance events and blockage scenarios on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area, in both directions, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

DR10 Temporary Drainage Provision

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing and new drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Signed: Paul Farndale

Date: 22nd June 2017