

LEAD LOCAL FLOOD AUTHORITY CONSULTATION – STATUTORY CONSULTATION

Consultation on Application Number: 2017/91677

Address: Land at, Serpentine Road, Cleckheaton, BD19 3NA

Proposal: Erection of 42 retirement living apartments, 83 bed care home with provision of communal facilities, landscaping and car parking and erection of 7 affordable dwellings

DC Officer: Matthew Woodward

Drainage Officer: Paul Farndale

Comments:-

Further to my comments of 6th July 2017 and the submission of percolation testing, additional comments are shown in red.

Summary for Planning Officer

The Lead Local Flood Authority can support this development in principle but requires further information to be added to the Flood Risk Assessment which is incomplete:-

- No consultation with Yorkshire Water included. **To do.**
- No consultation with the Lead Local Flood Authority included (use detailed response below).
- Generalisations on sewer flood risk. DG5 records are suggested to improve the assessment. **To do.**
- No assessment of infiltration and SUDS possibilities in line with West Yorkshire Combined Authority Guide to SUDS. **These have now been provided and show infiltration to be slow.**
- No evidence of positively drained areas and discharge points to prove connectivity and justify a detailed drainage design that can be accommodated on site. **To do.**

Detailed Response – LLFA Opinion

Flood Risk

We agree with the FRA in that surface water flood risk maps do not appear to affect the site or the immediate vicinity.

Risk from sewer flooding to site, and that of short intense rainfall on local road networks should be based on the assumption that pipework is surcharging or gullies are not receiving the water. An assessment of whether the topography puts a risk on the site and how this risk may change upon development is needed. **To do.**

Kirklees Council does have records of reported flooding close to the site. Our assessment states that the cause was likely to be blocked road gullies and therefore no further action is required on this occasion.

Surface Water Disposal

The applicant must examine submission requirements under the West Yorkshire Combined Authority Guide to SUDS. Basically for this site an assessment of whether soakaways will be viable and not increase risk elsewhere due to re-emergence is required.

Soakaways are discouraged on steep slopes and adjacent to existing properties with cellars.

BGS data however suggests that soakaways might work here. **Completed and shown as poor and viability questioned.**

There are no known watercourses in the vicinity of the site. **Noted on plan submitted with percolation tests.**

A connection to sewer can only be contemplated when the above has been assessed adequately. The LLFA advise the LPA on land drainage as Land Drainage Authority for Kirklees. For this we advise the planning officer to be careful of the wording of Yorkshire Water's suggested condition. This is outside their jurisdiction.

We would support Yorkshire Water in ensuring that the LPA are satisfied that thorough research is taken into identifying what existing connection to public sewers there are and what hardstanding areas positively drained to sewer. Areas of hardstanding where water flowed overland to landscaped areas, or areas where positive drainage cannot be proved, should be discounted. **To do....not adequately evidenced.**

Aerial photographs suggest some informal yard areas. There is a lack of yard gullies shown on the topographical survey. This suggests that some of the site is not positively drained. One shot from Google Street View does suggest a combined system is present on site with rain water pipes taking an additional foul flow.

We therefore dispute the indicative drainage drawing supplies showing 49l/s, 14l/s and 62l/s = total 125l/s to the public combined sewer. We expect this figure to be lower. If however Yorkshire Water agrees a set figure to public combined sewer, then we advise the LPA that they have accepted the risk. They currently asked for evidence. **Still to examine.**

Should the Planning Officer be mindful to approve this application, we would wish to be re-consulted to suggest appropriate conditions.

Signed: Paul Farndale

Date: 6th July 2017