

Application No.

2017/92568

Proposed Development:

Erection of 70 dwellings and associated works and formation of associated parking with vehicular access from Woodhead Road

Location:

Land off Woodhead Road, Honley, Holmfirth

LLFA Comments

Reviewing the documents submitted we object to this application on the following grounds-

1. No flood risk assessment has been produced the applicant should appraise
 - a. Flood risk from the following sources should be appraised;
 - i. Fluvial sources such as main river or ordinary watercourses
 - ii. Pluvial or surface water sources from surrounding land
 - iii. Artificial sources such as reservoirs or canals
 - iv. Sewers or similar systems
 - v. Groundwater
 - vi. Other pertinent risks
 - b. Whether mitigation will require a dedicated structure/protection area
 - c. Whether mitigation will require plot level resistance/resilience including raising finished floor levels
2. No drainage strategy or proposals have been submitted. A Drainage strategy should include
 - a. Proposal for discharge point using the hierarchy of preference-
 - i. Infiltration
 - ii. Watercourse
 - iii. Sewer
 - b. Discharge rate to the proposed location if not via infiltration
 - c. Attenuation requirements to meet this discharge rate
3. Drainage proposals should use vegetated surface water attenuation preferentially to provide water quality improvements alongside drainage function

We also offer the following informative.

INFORMATIVE – Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfront_gardens.pdf

In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.