

Kirklees Flood Management & Drainage (Lead Local Flood Authority) – Consultation

Consultation on Application Number: 2018/91661

Address: Land at Walkley Terrace and Brunswick Street, Heckmondwike

Proposal: Proposed residential development - outline application for up to 74 dwellings with means of access to, but not within, the site.

DC Officer: Glenn Wakefield

Drainage Officer: Paul Farndale

Summary

Kirklees Flood Management & Drainage as LLFA can SUPPORT this application but is adamant that further research is carried out with regard to potential outfalls to ensure the most sustainable solution for surface water disposal is found.

Detailed Response - Requirements

Investigations

The applicant needs to fully investigate the watercourse shown crossing from the rear of Horton Street to Brunswick Lane. If found to be present and suitable, only a proportion of the site will be able to drain here by gravity.

The conduit referred to in dialogue with Yorkshire Water is not a sewer or a watercourse. It would appear to be a pipe bridge carrying services at an elevated level across the bridge deck. This is discounted as a potential outfall

We have records of a system crossing the Spen Valley Greenway that has a flooding history. Sustrans have carried out work to relieve this problem. The pipe installed (100mm diameter) is not satisfactory to take flows from the site but it would be prudent to investigate this system downstream for a suitable outfall. Crossing the Spen Valley Greenway will need appropriate consents. A solution here therefore is not guaranteed to be viable or suitable.

We are aware of Yorkshire Water comments allowing a discharge to a surface water sewer in Walkley Terrace. However this has to be a gravity connection. That is alluded to but given that previous plans suggest building up levels on the opposite side of the cutting only and Yorkshire Water records indicating a shallow depth to this system (1.3m), the feasibility of this solution is questionable, i.e. exposed bridged pipework or a pumping requirement. Kirklees LLFA would object to a pumped surface water solution for this site.

Yorkshire Water has stated in writing that a limited connection to combined sewer can be considered. However a discharge limit is not stated and would need to be fixed. This limit would be unaltered even if a greater proportion of the site needed to drain by gravity to the combined sewer but would result in much larger attenuation requirements. Further information is needed in order to provide more certainty of the requirement to make space for water.

Further caution to provisional statements is that Yorkshire Water mention the combined sewers in Walkley Lane as a connection point. Walkley Lane is an elevated bridge over the site and would again require a pumped solution for a connection in the road. There are combined sewers either side of the bridge over the site. One runs east and will not be an option by gravity. One runs south toward the Spen Valley Greenway. It is reasonable to assume the Yorkshire Water officer has sanctioned a limited connection to this system downstream of Walkley Lane (the same system). However an 800mm combined sewer, recently installed, also crosses the Greenway, this may prove to be a better option for Yorkshire Water to consider at a detailed stage.

Given that the site falls toward the greenway (they are both old connecting railway lines) a solution is therefore possible but watercourses must be explored in the first instance with the LLFA. We are happy to support this application subject to the investigations described above and the inclusion of appropriate conditions

Access to the greenway and legalities will have to be explored with Sustrans. A PROW from Walkley Lane crosses the Greenway in this location.

Given that a connection to combined sewer with a limited discharge is agreeable, if necessary Yorkshire Water powers under a sewer requisition could be used to provide a connection should an independent agreement with Sustrans not be reached.

Section 106 : LPA Obligations

We fully expect that every major application incorporates a section 106 unilateral undertaking to manage surface water apparatus and structures via a management company with an agreed maintenance and management plan. This plan should exist to cover the period up to formal adoption of the surface water system by the

Statutory Undertaker. This will fulfil the LPA obligation to ensure maintenance and management of surface water attenuated systems.

Surface Water Flood Routing

A scheme to mitigate risk from catchment flood routing plans affecting the site will also be required but can be conditioned at this stage.

Temporary Drainage

An analysis of how to manage siltation, pollution and general run off post site and soil strip should be included with this application but can be conditioned at this time.

Signed: Paul Farndale

Date: 21st December 2018