

Consultation Response from KC, Lead Local Flood Authority		
2020/92350 Land south of, Heybeck Lane, Chidswell, Shaw Cross, Dewsbury		
Outline application for residential development (Use Class C3) of up to 181 dwellings, engineering and site works, demolition of existing property, landscaping, drainage and other associated infrastructure		
Date Responded: 21st September 2020	Responding Officer: Paul Farndale	Responding Ref:

Summary for Planning Officer

As this is an outline application with all matters bar access reserved, Kirklees Flood Management & Drainage as Lead Local Flood Authority has NO OBJECTION to this application subject to including appropriate conditions. However, there are several concerns based on the submission to date which will need to be explored prior to submitting a RESERVED MATTERS application. These issues are included in an ADVISORY NOTE.

The planning officer is encouraged, in accordance with NPPF, Kirklees Legal and Enforcement Departments to fulfil the LPA's obligation to ensure the maintenance and management of sustainable drainage for the lifetime of the site, and to include such an undertaking as part of a section 106 agreement whereby a management company is set up to carry out an agreed maintenance plan up to a point in time whereby such systems may be adopted by the Statutory Undertaker and/or the Highways Authority.

Advisory Note to be Included

A more detailed Flood Risk Assessment and Drainage Strategy is expected to be produced as part of the reserved matters application so that the layout works around drainage and flood risk constraints including but not exclusive to the following:-

- Kirklees Local Plan flood risk documents for the site produced by RES should form part of a detailed assessment and be expanded upon.
- A discharge rate of 32.4l/s as stated in the submitted FRA is not accepted by Kirklees LLFA. A clear demonstration of the area to be developed with current contours should be evidenced. The site will be allowed a discharge rate of 5l/s/ha for areas that naturally drain to the discharge location. Landscaped areas that continue to drain as 'greenfield' should be excluded in this analysis so as not to 'double count' any areas.
- Kirklees Council Policy allows for a 30% increase in rainfall to reflect potential climate change.
- Whilst layout is a reserved matter, Kirklees LLFA has concern that any drainage strategy forms part of a connected masterplan where reasonably practicable. Space must be made for attenuation toward to lower parts of the site. The indicative plan therefore gives cause for concern that this may have been omitted to date. Exceedance routes must avoid property and curtilage. It is therefore vital that existing topography demonstrates current overland routes and any design seeks to keep these routes without putting houses in harms way. The road network and open spaces are encouraged to be used for flood routing.
- As of April 1st, 2020, a change in the legal definition of public sewer allows sever green SUDS techniques to be used on site AND adopted by Yorkshire Water. Even if infiltration proves difficult is expected that the developer examines the potential of SUDS both for amenity value and as an opportunity to improve the quality of the discharge by provide a 'treatment train' in the drainage design.

Suggested Conditions

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including off site works, masterplan design, an assessment of Sustainable drainage including attenuation, water quality and amenity potential, outfalls, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned, and percolation tests, where appropriate) has been submitted to and approved in writing by the Local Planning Authority. None of the dwellings shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development to which the dwellings relate and retained thereafter.

DR04/5 Attenuation Design, Maintenance and Management

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of *5 litres per second per hectare* has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 30 year storm event as a minimum requirement. Volume in excess of that generated by the critical 1 in 30 year storm event, up to and including the critical 1 in 100 year storm event shall be stored on site in areas to be approved in writing by the Local Planning Authority. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter

DR07 Overland Flow Routing – Designing for Exceedance

The development shall not commence until an assessment of the effects 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. The scheme shall avoid property and curtilage, utilising the road network and open space for exceedance routing. 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

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 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.