

**Consultation Response from KC,
Lead Local Flood Authority**
2020/93777 east of, Mill Lane, and Heaton Grange, Hanging Heaton, Batley, WF17 6EN
Outline application for erection of residential development
**Date Responded:
24/12/202**
**Responding Officer:
M J Stephenson**
**Responding Ref:
0**
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

The Flood Risk Assessment and Drainage Strategy and accompanying Drainage drawing submitted with the application are generally acceptable except for the following:-

- The FRA states that the flow control is proposed to limit the surface water discharge to the YW sewer to a maximum rate of 3.5 l/s for the 1 in 100 year (plus 30% CC) event in line with YW's requirements stated in their Pre-Planning Enquiry response. However, the LLFA's preferred minimum flow rate is 3.0 l/s provided that this can be achieved with a preferred minimum 100mm dia outlet (or 75mm as an absolute minimum) to the flow control device to minimise the risk of blockage.
- Calculations should be submitted to indicate that the total volume of surface water for the 1 in 100 year 6 hour storm from the development is similar to that for the equivalent pre-development (greenfield) volume.
- The flood routing shown on drawing E20/7738/002A indicates that some of the exceedance flows will discharge over the north-eastern boundary of the site into the Batley Business Park and Grange Road Industrial Estate. Measures must be taken to ensure that floodwater does not cause internal flooding, erosion of embankments or blocking of access to any of the existing buildings downstream of the proposed development. Attention is drawn to the guidance given in *CIRIA C635 Designing for Exceedance in Urban Drainage* and it is recommended that the flood routing is compliant with the guidance as far as practicable.
- Further detailed drawings showing the connection of surface water drainage from roof and hard surfacing to the main drainage runs within the roads. The use of water butts, permeable surfacing, rainwater gardens and other SuDS measures are encouraged to reduce the total surface water discharging from the site.

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 *3.0 litres per second* 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.