

**Consultation Response from KC,
Lead Local Flood Authority**
2020/93954 Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY
Erection of 57 dwellings and associated works
**Date Responded: 30th
December 2020**
**Responding Officer: Paul
Farndale**
Responding Ref:
Summary

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority, statutory consultees for surface water, OBJECTS to this application due to inadequate research of current land drainage in relation to layout design, difficulties associated with proposed surface water outfalls and additional constraints.

To overcome this objection, the flood risk assessment must fully understand current site drainage and clearly demonstrate how the site design fits in and adequately manages these constraints and the flood risk associated with them.

We recommend to the planning officer that an on-site meeting takes place and the application liaises with adjacent and downstream riparian owners of watercourses that flow through the site.

The development is therefore unsafe in its current format and the number of properties in any resubmission may need to be altered.

Detailed Response

This site has a complicated man-made land drainage system providing water courses that run along contours.

Covered and uncovered watercourses have been discovered in several locations in addition to those shown on OS plans. These appear to be in varying states of repair. Flows must be maintained to their current outfalls.

There are three separate flows in the south west of the site, one feeding a trough and into a culvert where a second flow connects, a spring feed to the 'well house' (existing brick building), a valve has been observed and it is claimed this system feeds local stables. This system has an overflow. We believe this and the former two flows are designed to connect to the open trench running across the site. A connection has been observed but we believe the upstream pipe is damaged leading to waterlogging.

The ditch subsequently feeds a pond in neighbouring land where stables are located. The route thereafter is unknown. As a result, only existing flows should enter this system. Pipework and open systems will be shallow and unlikely to be able to be built over and needs to remain landscaped. They will also need to be maintained long term if a suitable layout can be agreed.

It is claimed there are several damaged land drains across the site but a central 'main' south to north flow, part in pipe and part overland can be observed in addition to other boggy areas.

Overland flow running from the east back toward the ditch is also observed. A local resident has informed the Council that his private water supply crosses the site in this location and therefore provides a constraint to development.

The proposed outfall under previous applications was set at 5l/s but this was conditional on more research and liaison with Carter Jonas and Dartmouth Estates. This area is problematic. An historical trough has been removed and water flows through the retaining wall and onto the bus turning circle. A fully operational outfall and downstream infrastructure that is fit for purpose must be assured prior to granting a connection at any rate.

The application states an intention to discharge surface water to public sewer. This should not be considered at this stage although we agree with the submitted flood risk assessment that soakaways are unsuitable on this site.

Any further comments shall be detailed upon the receipt of a resubmission taking the above constraints into account.