

**Consultation Response from KC,
Lead Local Flood Authority**

2020/93954 Land at, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY

Erection of 42 dwellings and associated works

Date Responded: 22nd June 2022

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 justification of layout design in relation to known land drainage systems, difficulties associated with proposed surface water outfall and further on-site constraints not taken into account.

Whilst it is recognised that some on site research has taken place and an attempt to incorporate findings into the layout design, this is not comprehensive and no narrative of justification of the layout has been promoted.

No additional off-site drainage research has taken place and therefore a surface water connection, which we would limit to 5l/s, is not currently authorised and therefore the development cannot proceed without a suitable outfall that will not add to existing problems and increase risk of flooding elsewhere. Off site remedial works are expected. Requirements must be understood.

An assessment of existing overland flow routes, and blockage and exceedance events with regard to current land drainage design, including pump house, valves and overflows and how layout will alter this and avoid surface water flood risk to properties has not taken place.

Please refer in full to individual points raised in our response from 30th December 2020 in addition to our comments above. No comment has been made on any rights neighbouring properties may have over the current land drainage, pump house, valves and clean water supplies located on or crossing the site. Any planning permissions subsequently given on this site do not give 'consent' over third party rights. For clarity we would welcome evidence of discussion with neighbouring properties over such rights, both statutory and in common law.

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.