

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

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

Erection of 43 dwellings and associated works

Date Responded: 30th November 2022

Responding Officer: Paul Farndale

Responding Ref:

Consultation Summary

Further to our comments of 22nd June and 16th November 2022, Kirklees LLFA require some additional information of flood routing feasibility for deciding on this application.

Surface Water Discharge

Kirklees LLFA has no objection to a 3l/s connection to public combined sewer for the low part of the site adjacent to the north-eastern border.

For greenfield run off rates, we will accept 6.6l/s to a renewed watercourse to the northwest of the site. However, the LLFA may be able to accept a slightly higher discharge rate for the 1 in 100 + climate change store depending on offsite watercourse renewal requirements

We consider that space has been made for surface water and surface and foul water and a condition to submit detailed design pre commencement of work on site is appropriate.

There should be no pumping of surface water from the completed site and no surface water connection to the west-east watercourse running through the site.

Land Drainage and Watercourses

A full CCTV survey of watercourses and other systems located in Manchester road has been carried out but results still have to be sent to the LLFS.

An offsite renewal programme of watercourse(s) within Manchester Road is accepted in principle. A detailed design incorporating long sections, and finalising optimum connection points can be dealt with via condition.

The south north watercourse diversion is noted and connects to the original west east watercourse. These systems should be included in a management plan for the wider site so that riparian rules do not apply.

Localised springs can be picked up, however further intrusive work is required in this area in case additional localised land drainage is damaged as is in other locations on the site. All such watercourses should be managed and maintained by a management company. Any drainage serving retaining walls should be treated as part of that structure.

The engineered overspill and enlarged land drain is noted in the location prior to the pond in adjacent land in the north-east corner of the site. The pipework should however start at the point of the overflow and perforated pipes face upward for catchment. This should better protect properties in the area and reduce risk of flooding to Manchester Road. Full details including long sections will be required via a

condition. At this point we would like the land drainage systems to remove tight right angled bend where reasonably practicable.

Pumphouse/Well incoming and outgoing pipework should all be renewed.

We advise that planner speaks to the owner of the farm to the north-east of the site over any rights he/she may have over these flows. We are confident that no addition drainage will flow through this section.

Catchment plans for final sizing of land drainage pipework is advised to be conditioned although 'space has been made for water'.

Flood Routing

Further analysis of risk to plots fronting to Lingards Road should be clearly presented to ensure these proposed properties are not affected by flood risk.

The route into site needs further clarification from where water goes if running overland at the S4 junction.

Further work on the footbridges general land adjacent to the west-east watercourse should be further analysed in a belt and braces approach.

Section 106 Requirements

The LPA needs to ensure having the surface water flow control and attenuation system looked after by a management company set up under a unilateral agreement under section 106 Town & Country Planning Act 1990. An agreed itinerary and schedule of tasks presented in a safety file supervised by the principal designer under CDM Regulations 2015 will be required at detailed design stage to be added to this document. A clause should be included for this plan to ceased after sewerage has been adopted by Yorkshire Water.

In addition to the above, all LLFA defined watercourses should be coloured up and included in the same section 106 agreement to be managed via the said company for lifetime. The wording of this document shall include for the initial proposed plans to be replaced with as built drawings in due course.