

**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: 25th January 2023

Responding Officer: Paul Farndale

Responding Ref:

Consultation Summary

Further to our comments of 22nd June and 16th and 30th November, Kirklees LLFA can SUPPORT this application as it has been demonstrated that space has been made for water.

Our support is subject to suggested conditions incorporating further detail and finalisation of design and separate undertakings for management of surface water/SUDS and Land Drainage/Watercourses via a section 106 agreement.

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 and the wider public interest.

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

Land Drainage and Watercourses

A full CCTV survey of watercourses and other systems located in Manchester Road has been carried out.

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. Incorporating existing highway connections can be negotiated separate to this application with the LLFA and Highways Authority.

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. Final detail design and minor adjustments to optimise performance can be dealt with under condition.

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. This now overflows directly into a piped land drainage network as requested. All other drawings depicting drainage should be updated accordingly. 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. The finalised design should look to lessen the degree of angles in changes of direction where reasonably practicable.

Pumphouse/Well incoming and outgoing pipework is now shown as 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, where appropriate, for final sizing of land drainage pipework is advised to be conditioned although 'space has been made for water'.

Flood Routing

Flood routing at relevant junctions now indicates a more suitable route for blockage scenarios on and off site.

Further work on the footbridges general land adjacent to the west-east watercourse should be further analysed in a belt and braces approach and can be conditioned. Minor landscape alterations may be needed.

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.

Suggested Conditions

DR01 Drainage Details

Development shall not commence until a scheme detailing foul, surface water and land drainage, (including agreed off site works, finalised surface water discharge limits agreed with the LLFA, attenuation design, catchment analysis and pipe design for land drainage to be agreed with LLFA, longitudinal sections, hydraulic calculations, existing drainage maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detail maintenance and management plan for surface water and land drainage incorporating a risk assessment and method statement resulting in an itinerary and schedule of tasks to be added to agreements under section 106 of the Town and Country Planning Act 1990. 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 thereafter retained.

DR07 Overland Flows and Flood Routing

The development shall not commence until an assessment of, and a design to mitigate, the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events 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. 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

DR10 Construction Phase Flood Risk and Pollution Prevention Plan (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.