

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

2020/94203 Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW

Outline application for demolition of dwelling and associated outbuildings and the erection of 30 dwellings

**Date Responded:
 12/01/2021**

**Responding Officer:
 Martin Stephenson**

**Responding Ref:
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Summary for Planning Officer

As this is an outline application with all matters 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.

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:-

Kirklees Council's surface water data indicates that currently there is no recorded surface water flooding within the site in a flood event, however there is a risk of flooding up to 600mm depth in Pennine View on the northern boundary of the site during a surface water flooding event with a 1 in 100 year annual probability. Therefore, consideration should be given to the routing of floodwater from outside the site than crosses the boundary from this or other sources into the development and measures taken to prevent flooding of properties.

During intense rainfall events drainage systems can often become blocked or overwhelmed. We expect developers to understand where the flow of water will be in these circumstances and avoid unnecessary risk. Any water which makes its way onto the site would naturally flow downhill towards Leeds Road. A plan indicating the route of any flood water, whether caused by blockages or flows greater than the design storm, should be submitted for approval.

At Kirklees Council we aim to promote sustainable drainage throughout the district. As the Lead Local Flood Authority, we expect developers to follow our drainage strategy hierarchy.

It is noted that the developer proposes to limit the flow off site to 5.0 l/s as noted on the submitted drawing ref E20/6960/01A, however the submitted drainage calculations appear to have been carried out using 6.1 l/s. As the site is predominantly a greenfield site, the LLFA will expect the allowable discharge rate from the site to be as close to the equivalent greenfield run-off rate with a flow rate of 3.0 l/s subject to a minimum flow control device outlet diameter of 100mm (preferred) or 75mm (absolute minimum).

Connection to the public foul and surface water sewers in Leeds Road will be subject to YW approval and it is recommended that a pre-development sewerage enquiry is submitted to them.

Section 106 – Management Company

The LPA is obligated under House of Commons Written Statement 161 to ensure the maintenance and management of sustainable drainage for the lifetime of the site. This includes the period from construction up until a date of adoption by the statutory undertaker (Yorkshire Water). There is no guarantee that systems will be adopted even if an agreement is signed to do so. It is vital therefore that an undertaking is ensured in the planning process to maintain these systems to manage flood

risk. A detailed maintenance plan including access and safety is expected to be included so it can be enforced against non-compliance.

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.