

**Consultation Response from KC,
 Lead Local Flood Authority**
2021/90887 Land west of, Lidget Street, Lindley, Huddersfield, HD3 3JB
Outline application for erection of residential development
**Date Responded:
 29 March 2021**
**Responding Officer:
 Martin Stephenson**
**Responding Ref:
 0**
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

A drainage report in accordance with an outline application will be required.

BGS data suggests that infiltration as a method of disposal of surface water is likely to be highly compatible. Initial testing to BRE 365 should be undertaken to determine the permeability of the underlying strata. The presence of contaminated ground should also be determined, and the risks associated with the transport of contaminants to the groundwater should be assessed.

There are no known watercourses or surface water sewers in the immediate vicinity of the site, therefore if infiltration is found not to be viable, surface water drainage from the site should connect to the public sewer network, either to the 225mm dia public combined sewer to the south-west of the site in Field Tops or the 450mm dia public combined sewer to the east in Lidget Street (subject to approval from Yorkshire Water).

It is understood that Oakmead Centre that previously occupied the site was demolished more than 8 years ago and the site has been left undeveloped since then and it is therefore assumed any existing surface water drainage connections are no longer functioning (refer to Kirklees Council Local Plan, section LP28). Therefore the site is not now considered by the LLFA to be "brownfield" for the purpose of determining allowable surface water discharge rates and, if infiltration techniques are found not to be viable, greenfield run off rates for surface water discharge from the site to public sewers should be applied (i.e. 5.0 l/s per ha) and on-site storage provided for flows from the 1 in 100 year critical storm in excess of this figure taking into account an allowance of 30% for climate change. Yorkshire Water should be consulted regarding the discharge rate as there may be other sewer capacity issues in the area. Any flow control device should have a minimum outlet diameter of 100mm (preferably) or 75mm (absolute minimum) to reduce the risk of blockage.

The routing of floodwater during exceedance events (i.e. flows greater than the critical storm or due to blockage/failure of the drainage system) should be determined and should indicate no flood risk to existing or proposed housing or commercial properties.

A drainage maintenance agreement (see below) should be put in place to maintain the site drainage system (including any SUDS/storage/flow control installations) following occupation of the housing units until these are adopted by Yorkshire Water to ensure the efficient operation of the system.

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 **5.0 litres per second per ha** 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, both upstream and downstream of the site, 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.