Consultation Response from KC,
Lead Local Flood Authority

2022/90397 Newsome Bowling Green, St John's Avenue, Newsome, Huddersfield, HD4 6JP

Erection of 10 dwellings and associated works

Date Responded: 13th June 2024
Responding Officer: Paul Farndale
Responding Ref:

Summary

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority can SUPPORT this application subject to appropriate conditions. This is based on Proposed Foul and Surface Water Drainage Strategy P3932-01-REV E.

Earlier versions are still uploaded as current on the Kirklees web site and should be moved to a superseded section for clarity.

Detailed Comments

Should the applicant wish to avoid conditions, the following aspects need further information/explanation.

- Microdrainage outputs require evidence of the sizing of the box culvert. It is currently shown as a bespoke design within the programme, simply listed as [ ] – 4
- Cross sectional design and access points to a box culvert needs to be provided. The cross-sectional design should show the road construction to demonstrate the culvert is at a suitable depth.
- The maintenance plan should examine a bespoke methodology in how it is maintained, with reference to access to and into the box culvert where required.
- Flood routing is difficult on this site with low spots in the middle appearing to contain water. Under NPPF a development should not make flood risk worse. Full details of finished floor levels, ground levels around properties in particular driveways are required. Indicative drawings show a fall in levels back to the highway with two distinct low spots. An analysis of an exceedance event or blockage scenarios is required, and plots and road must be designed to that water has a weir point to adjacent land as it would pre-development whilst demonstrating new houses are safe.

Kirklees Council does not object to a 3.5l/s discharge to public sewer.

A climate change level of 30% is accepted on this site to facilitate a gravity system with storage deeper than the road construction.

Suggested Conditions and Section 106 Requirements

DR04/5 Attenuation and Flow Control

Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 3.5 *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. Volumes generated by storms in excess of the 1 in 30-year critical storm, up to and including the critical 1 in 100 year event, with a 30% allowance for climate change 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 and retained thereafter.

DR07 Overland Flows and Flood Routing

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, 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 retained thereafter.

DR10 Construction Phase Drainage 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.

Section 106 Requirements

As with all major applications, the LPA has an obligation to ensure the maintenance and management of sustainable surface water drainage systems for the lifetime of the site. A management company should be set up as a requirement under Section 106 of the Town and Country Planning Act 1990 to ensure compliance. Any obligations set out under Section 106 can cease as the infrastructure in question is formally adopted by Yorkshire Water or an equivalent NAV. This is in line with Kirklees's protocol.

A risk assessment should be carried out resulting in a method statement that incorporates an itinerary and schedule of tasks to maintain and manage the surface water infrastructure, that can be subsequently added as part of the section 106 agreement prior to development commencing.

Section 38 Requirements - STRUCTURES

As this site intends to use box culverts of a design size that is greater than 1500mm, this could have implications for road adoption.