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: 30th May 2022
Responding Officer: Paul Farndale
Responding Ref:

Kirklees Flood Management & Drainage acting as Lead Local Flood Authority OBJECTS to this application on the grounds of an inadequate drainage strategy for the layout promoted.

There is no main river flood risk to this site and no catchment surface water flood risk evident. However, the surface water drainage strategy carries risk in itself and adequate space for water must be determined as this is a design constraint.

The applicant has not observed the hierarchy of disposal for surface water and has not examined the potential to use soakaways. A direct discussion with the lead local flood authority is required. British Geological Survey data indicates that infiltration is likely to be suitable on site. However, an examination of local geological strata is required. Where bedrock is close to the surface, insufficient fissures may be cause for concern. Linked soakaways with a full maintenance and management plan linked to a management company set up under section 106 of the Town and Country Planning Act 1990. This will be necessary until such a time as the local statutory undertaker could formally adopt them. We understand that Yorkshire Water will not consider these in back gardens. Given that soakaways will need to be 5 metres away from buildings and boundaries with adjacent land, a demonstration that space is made in the layout is of paramount importance. Kirklees Highways also has stipulation on soakaways both for the positioning of highway only soakaways on site (not under the carriageway) and private soakaways in relation to the highway, in order to facilitate road adoption.

Should soakaway testing show that localised conditions do not facilitate the use of infiltration techniques, the site has re-emergence concerns based on slopes greater than 1 in 20, or existing buildings in the immediate vicinity of the site incorporate cellars, then alternative outfalls will be required.

There are no known watercourses in the area. Local public sewers are then a legitimate outfall to be considered. This site is considered a greenfield site in drainage terms and therefore the lowest limit of 3l/s connection to the public sewer will be imposed unless Yorkshire Water are willing to allow a greater discharge. There are no declared problems with sewer capacity in the area from information supplied to Kirklees Council.

Attenuation will be required and need to be demonstrated that the required volume (1 in 100-year event + 30% climate change) can be safely stored and accommodated in the design.

Please note that **structures** greater than 900mm under the proposed highway could pose problems for Kirklees Highways department in the adoption process and we recommend early dialogue with our Structures department.

All attenuation systems must be managed and maintained in accordance with submitted method statement after a risk assessment has been carried out and assessed by the principal designer. A management company is required to carry out in accordance with the set itinerary and schedule until such a time that it is formal adopted by Yorkshire Water. The LPA is required under NPPF to ensure this happens and incorporated into an agreement under section 106 of the Town and Country Planning Act 1990