

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

2022/91477 Land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX

Hybrid Planning Application for the erection of an industrial unit for E(g)/B2 /B8 use with associated access, parking, groundworks and landscaping in conjunction with an outline application for mixed use development use class E(a), E(b), E(g), B2 and B8

Date Responded: 30th September 2022

Responding Officer: Paul Farndale

Responding Ref:

Response Summary

Kirklees Flood Management & Drainage, acting as Lead Local Flood Authority, welcomes the general flood risk assessment for this proposal but would like FURTHER ANALYSIS based on adjustments and recommendations in our detailed response to ensure adequate space is made for water and the site integrates with previous developments in the area. At this juncture we OBJECT to the proposals but do not foresee a problem with overcoming issues to reach a point where conditional approval can be recommended for drainage and flood risk.

Detailed Response

Flood Risk

We agree that mapping shows no issues on site with surface water or main river flood risk.

We welcome the mention of severe risk of flooding to the southwest at Weatherhill Road that can be categorised as life threatening. The site will not add to this risk as will not be allowed to connect to the culverted watercourse in that area. Any land drainage or overland flow exceedance routes will need to mimic the current site topography and utilise flood risk prevention measures incorporated into other recent developments in the area.

Overland flow flood risk has been experienced at Weatherhill Crescent. This should be present in examining what landscaped areas will remain. In addition, waterlogging of gardens has been experience over the years at Ainley Road.

Local Drainage Networks and Site Topography

We are pleased that the proposal has largely followed pre-application advice with a view to connect directly or indirectly to a watercourse identified on OS maps as emerging circa 190 metres to the east. This will require crossing 3rd party land although land bordering the open section of watercourse part belongs to Kirklees Council. We determine a connection is feasible because an existing public surface water sewer serving Sterling Wood Close connects to the watercourse, therefore a sewer requisition using Yorkshire Water's powers is available.

Infiltration techniques are ruled out. BGS data suggests they might be possible but experience of recent developments either side of Crosland Road shows subsoil is not suitable and perched water within sites, including the aptly named 'Peat Ponds Farm', rules this out. Flooding has been experienced to the rear of properties on Weatherhill Crescent to complete the picture.

There must be no connection direct to highway drainage located in Lindley Moor Road or Weatherhill Road. This is because gullies drain to fields and not a positive system for part of this area. Any pipework flowing south under Weatherhill Road and any pipework flowing toward Ainley Road must be avoided including land drainage connections.

No land drainage or site drainage should be connected to the highway drain located under Crosland Road.

Allowable Discharge Rates to Watercourse

Due to a large proportion of the developed area falling toward other catchments to that of the proposed outfall, these areas cannot be used in calculation for greenfield run off.

In addition, at the point of connection some of the site would drain downstream of the connection point taking broad contour measurements from OS mapping in addition to the site's topographical survey.

Finally, some of the site will remain landscaped and will also be excluded from the calculations to avoid double counting. In this respect we believe the relevant area for consideration for this analysis is closer to 2 hectares. We therefore set an allowable discharge rate of 10.5l/s. Further solid evidence will be required to alter this stance.

As a result, attenuation will need to be increased and any layout applied for should be able to make space for this requirement. A re-evaluation is therefore required.

There shall be no pumping of surface water on this site

SUDS

We expect the site to comply with a sustainable drainage approach unless health and safety risk assessments support alternative methods. This would mean that treatment needs to play a role in improving quality of surface water discharge. This use of a tank with above ground storage does not achieve this and further analysis and redesign is required to ensure SUDS methodology can be incorporated into the promoted layout.

Existing Land Drainage

The topographical survey shows the beginning of a valley at the eastern border that continues in the field at the opposite side of Weatherhill Road. Historical plans show a well in this field before the modern-day open watercourse where surface water connection for the development is envisaged.

An intrusive investigation is required to examine whether an existing culverted system is present on site. Slip trenches will be required, and such research must be witnessed by an LLFA inspector.

Land to the south incorporates a recent Persimmon Homes development and a vacant field deemed undevelopable by this company. The whole site formed the planning application. The housing section incorporated flood risk measures such as swales and bunds to its northern boundary and this must be reviewed in a flood risk assessment as to how land drainage for this application may interact as well as overland flow routing.

The same assessment should be included for the undeveloped field to the south that incorporates a valley with running water. In addition, measures to protect the rear of properties of Weatherhill Crescent are located in this field in the form of land drainage and an open trench to take water away from properties. Overland flood routes from the site should be examined to see whether it can be engineered that in an extreme event outside drainage design requirements, flows off site will reach the valley without compromising properties on Weatherhill Crescent.

Structures

There shall be no structures greater than 900mm span under an adoptable highway for this development unless prior agreement is sought with our Structures department as this could result in non-adoption of roads. Please contact Farhad Khatibi where necessary.

Section 106 – Unilateral Undertaking

As with all major applications, the LPA has an obligation set out in House of Commons Written Statement 161, later incorporated into NPPF, to ensure the adequate maintenance and management of surface water drainage infrastructure for the lifetime of the site. It is Kirklees' procedure where sites will have multiple ownership, to set up a management company under section 106 of the Town and Country Planning Act 1990 to fulfil this obligation.

At detailed design stage, the principal engineer should oversee a risk assessment and method statement that produces a maintenance and management plan covering pipework, manholes, attenuation and flow control in the form of an itinerary of tasks with an accompanying schedule.

Although suggested generic tasks can be found in CIRIA Suds Manual C753, this plan must be bespoke and include safe access to and into any attenuation feature or combined space where required. It must also include regular maintenance on flow control devices and emergency drain downs.

The plan can be submitted as part of discharge of conditions stage of the design procedure and included as an addition or bolt on the principle of the management company set up through the section 106 process. A clause can be included to ensure any such plan can cease to be applied if the system is subsequently adopted by the Statutory Undertaker, Yorkshire Water who will follow their own maintenance procedures.