

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

**2022/93516 adj, 71, Southern Road, Cowlersley, Huddersfield, HD4 5TJ**

**Erection of one dwelling with detached garage**

**Date Responded: 30<sup>th</sup> November 2022**

**Responding Officer: Paul Farndale**

**Responding Ref:**

### **Summary**

**Kirklees Flood Management and Drainage as the Lead Local Flood Authority requires FURTHER INFORMATION to support this planning application.**

Finished floor levels and surrounding ground levels must allow for a blocked watercourse scenario where overland flow will not form a basin of water around the property, but flow away from and therefore protect proposed and existing properties, and into Southern Road.

Levels must be taken on the watercourse, both open and enclosed within the site and beyond, with a CCTV of the downstream condition for at least 30 metres (or downstream manhole covers at lower level than the site (to be decided between applicant and LLFA)).

### **Surface Water Scheme**

Soakaways are not suitable in an area so near a watercourse.

A connection to the watercourse crossing the site can therefore be considered. Given the small amount of hardstanding to be created, a free discharge is allowed. However, to provide a sustainable drainage scheme on sites where attenuation has little effect, we would like the planning officer to consider the use of a rainwater (greywater) recycling scheme where a proportion of roof water can be reused for flushing toilets in the property for example.

### **Watercourse**

A diversion scheme can be considered but levels must be taken to ensure that the new route does not involve a gradient that will cause sediment to drop out. This must be assessed with the application. It is against policy in general to enclose watercourses except for access purposes. Discussion with the LLFA on feasibility of keeping watercourse open on an example like this is required.

### **Surface Water Flood Risk**

Third generation surface water flood risk maps show potential for overland flow across the area proposed for building. The LLFA will consider an engineered solution that prevent the property from being in a basin and encourages an overland flow route avoiding the property altogether and escaping onto Southern Road. This assessment must take into account levels of the properties 41-47 Warneford Road and their rear gardens as they have experienced flooding from this watercourse before according to LLFA records.