

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

**2023/90171 land at, Westfield Farm, Barnsley Road, Flockton, Huddersfield, WF4 4DW**

**Demolition and re-building of existing farmhouse with extensions and the erection of one dwelling (amended house type)**

**Date Responded: 31/03/2023.**

**Responding Officer: Martin Stephenson**

**Responding Ref: 0**

**Documents reviewed by the LLFA:**

M Booth Design:

- Drawing Ref: 22.19/P10, Proposal Site Plan, Rev C dated 12/01/2023.

HHA:

- Document Ref: 7993L001, Drainage Proposal (letter), dated 04/01/2023.

**Drainage Summary:**

The drainage proposal indicates infiltration into the ground as a possible means of surface water disposal. However, the proposed site is located on an approx. 1 in 8 slope and the LLFA considers there is a risk of re-emergence further downhill. Therefore the use of soakaways is not considered appropriate in this instance.

There is a highway drain in Barnsley Road to the north of the development which may be a suitable discharge point (subject to diameter, levels and capacity and highways approval). However, if this drain were to be used, the allowable discharge from the site would need to be restricted to **3.5l/s** and attenuation storage to contain the critical 1 in 100 year (plus CC) rainfall event.

The LLFA have no objections to the proposal to discharge directly to Flockton Beck but note this would be subject to third party acceptance or a sewer requisition by Yorkshire Water. If this discharge location was accepted, the allowable discharge from the site would need to be restricted to **3.5l/s** with attenuation storage as noted above.

As part of a Section 106 agreement the Council are required to ensure the site is managed in a safe and suitable way up until adoption by a regulatory body. This requirement should also apply to drainage on the site, during the build out a management and maintenance plan including responsible management company must be secured. This should be enforced until adoption **and continued for the life of the development if adoption fails**. Adoption can fail at any step in the development process from concept design to site inspection post construction.

**Kirklees Flood Management & Drainage does NOT OBJECT to this application provided the above comments are addressed in the detailed design and recommends the following conditions.**

**Suggested Drainage Conditions:**

**DR01 Drainage Details**

Development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rates with the LLFA indirectly or directly to watercourse, attenuation for the critical 1 in 100 + climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development 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 and retained thereafter.

**DR07 Overland Flow 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 (both upstream and downstream of the development), 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 such approved scheme shall be retained thereafter.

**DR10 Construction Phase Surface Water Flood Risk and Pollution prevention plan.**

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site 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 strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

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.