

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

**2023/92476 land at, Owl Lane, Chidswell, Dewsbury**

**Discharge of conditions 9 (street lighting), 10 (highway retaining structure), 15 (temporary waste arrangements), 19 (surface water drainage), 24 (noise), 25 (air quality), 26 (landscaping), 34 (Biodiversity Enhancement and Management Plan) and 35 (Biodiversity Gain Plan) of previous permission 2019/92787 for erection of 260 dwellings with open space, landscaping and associated infrastructure**

**Date Responded: 8<sup>th</sup> September 2023**

**Responding Officer: Paul Farndale**

**Responding Ref:**

### **Condition 19 – Flood Routing**

On application 2019/92787 a drainage exceedance and flood routing plan ref CHD\_FE\_01 was produced that shows safe flood routing was possible with exceptions of minor cul-de-sacs. Water movement was indicated along footpaths and shared driveways in places.

Our comment was as follows.

“In order to produce a comprehensive flood risk assessment, it should be demonstrated that the proposed highway layout can support safe flood routing to the southern boundary that avoids property curtilage and no property is located in a basin and poses a flood risk. This has primarily been achieved, however where private roads are used or flows are in and around traffic calming measures, a cross section of the area the road/drives at a suitable lower level than property and curtilage will be required to ensure a safe conveyance route is achieved. This detail can be conditioned.”

Unfortunately, the plan submitted to discharge this condition appears to show low spots and basin effects, and is slightly different to the plan that gained our provisional support.

A full contour plan for roads, pavement, driveways, without the original land contours is required to show greater detail of the effects of this design on flood risk associated with flood routing. Finished floor levels need to be on this drawing too with driveway levels and gradients.

There are several low spots that require an analysis of weir effects to see where water would flow onto in an exceedance event and blockage scenarios. Junctions with gullies on one or both sides of the road need an analysis on how flows would be split. Some arrows produced are considered potentially misleading.

**We request urgent action on this condition knowing that construction is underway. We do not believe safe flood routing has been achieved with a detailed design and inform the planning officer of our concerns. The above material should be produced, and we strongly recommend a meeting follows to discuss alterations required to ensure property safety.**

**We do NOT recommend that this condition is discharged.**

