

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

2023/92966 Land to the rear of, 271, Cliffe Lane, Gomersal, Cleckheaton, BD19 4SB

Demolition of existing dwelling and erection of 87 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works

**Date Responded: 7th August 2024
Responding Officer: Paul Farndale
Responding Ref:**

Further to our comments of 4th July 2024 we suggest a joint site visit to provide further insight into the issues we have previously raised.

Flood routing drawings appear to show the potential use of a public right of way adjacent to plot 1 as an off-site flood route. An examination of the area adjacent to the boundary is required.

Two drainage drawings have been submitted. They show the foul pump station and attenuation tank reversed. Please confirm that drawing 23054-C-Dr-0100 P4 is the selected drawing as P3 submitted at the same time. This would appear to provide a flood route that protects plot 10. A localised detail may be required.

Concerns over a flood route against a retaining wall affecting plots 70 and 71 remain.

Levels at the site entrance should show whether flows enter the site. However, this may not be a concern if the PROW acts as a conduit for overland flows.

Drawings for the off-site ditch and drainage drawings mentioned above do not produce a clear picture of any hinderance to flows. A site visit will provide a decision as to how to proceed.

A crate storage system is still show. The LLFA would like to see an indicative tank or a concrete tank in this location. The LPA has an obligation to ensure maintenance and management of SUDS systems for the lifetime of the site. Kirklees will allow crate storage on residential sites only if Yorkshire Water, who assess such matters on a site-by-site basis, produces a technical approval letter for adoption under section 104 of the Water Industry Act 1991.

Supporting hydraulic calculations must show all legs of surface water system and the hardstanding connecting to each. It must show details of the selected attenuation tank so it can be clearly cross referenced with a 'to be agreed' scheme drawing and ultimately plan and cross section of the attenuation tank itself