

**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 97 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works

Date Responded: 1st December 2024

Responding Officer: Paul Farndale

Responding Ref:

Kirklees Flood Management & Drainage acting as LLFA can SUPPORT this application subject to appropriate conditions.

The surface water drainage strategy is accepted. Full details of the tank design can be submitted at detailed design stage with an appropriate maintenance plan. Double gullies adjacent to plot no.1 would appear to be a legacy from an older design as the flood routing plan indicates a different low spot.

Flood routing appears to send water down the public right of way in a total blockage scenario. Cross sections of areas around the start of the PROW and adjacent to the garage of plot 1 will be required. The PROW's direction of fall changes adjacent to the proposed apartment block. Full details of protection either by controlled topography or a dwarf wall or similar can be submitted through detailed design.

Similar detailed evidence will be required from the front of the apartments. Plot 81 still appears to be in a direction of flow but the area that contributes to this appears to be minimised and can be considered as 'minor risk' if gradients are unaltered through the section 38 adoption process. Any change to levels in this area will require justification in terms of flood routing.

Suggested Conditions

DR04/5 Attenuation Tank (Adapted)

Development shall not commence until a surface water attenuation scheme utilising the agreed discharge rate (16.1l/s) has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be designed to attenuate flows generated by the critical 1 in 100-year storm with a 30% allowance for climate change. Detailed drainage design downstream of the attenuation including details of the outfall to watercourse and associated erosion control shall be submitted alongside a detailed maintenance and management regime for the storage facility including the flow restriction and outfall. There shall be no piped discharge of surface water from the development and no part of the development shall be brought into use until the flow restriction and attenuation works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented thereafter.

DR07 Flood 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 for on-site drainage infrastructure, has been submitted to and approved in writing by the Local Planning Authority. Cross sections and boundary treatments around plots 1 and the adjacent public right of way, plots 8-15 (apartment block) and plots 81-82 shall be submitted to demonstrate detailed flood mitigation in these specific areas. 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 shall be retained thereafter.

DR10 Construction Phase Flood Risk and Pollution Prevention Plan (Temporary Drainage)

Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation 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 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.

Section 106

As with all major application a management company shall be set up under section 106 of the Town & Country Planning Act 1990 to maintain and manage surface water drainage infrastructure until such a time that it is adopted by Yorkshire Water (Statutory Undertaker) or an NAV equivalent. This is required for the LPA to fulfil its obligation to ensure the adequate maintenance and management of Sustainable Drainage under NPPF. The maintenance and management plan itinerary and schedule, overseen by the Principal Designer under CDM Regulations 2015, shall be agreed by discharge of condition.